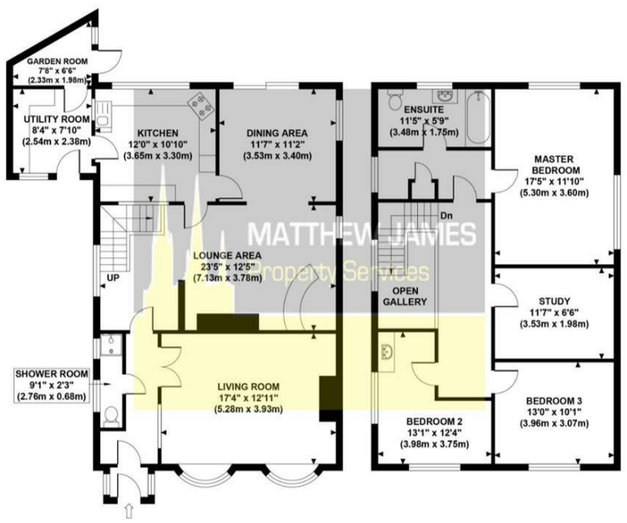
Road Map

Hybrid Map

Terrain Map

Floor Plan

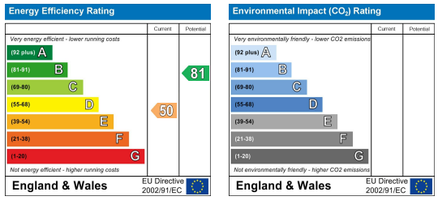


Although every attempt has been made to ensure accuracy,
all measurements are approximate and no responsibility is taken for any error, omission, or mid-statement.
This floor plan is for illustrative purposes only and not to scale. Measured in accordance to RICS standards.

Viewing

Please contact us on 02477 170170 if you wish to arrange a viewing appointment for this property or require further information.

Energy Efficiency Graph



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.

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MAIN HOUSE

Storm Porch
Being of dwarf wall design with glazed windows, timber door and access into the:

Entrance Hallway
Having doors leading off to:

Ground Floor Shower Room
9'1 x 2'3
Having a PVCu double glazed window to the side elevation, walk-in shower enclosure with electric Aspirante, low level flush WC, wash hand basin, ladder style heated towel rail, extractor and tiling to all four walls.

Living Room
17'4 x 12'11
Having two double glazed bay windows to the front elevation, high level window to the entrance hallway and feature fireplace with inset real flame gas fire and hearth, mantle and surround.

Lounge Area
23'5 x 12'5
Having windows to both side elevations, beautiful staircase with open gallery landing takes you to the first floor, open 'inglenook style' fireplace with exposed stone work with built-in 'pew style' seating to the side, beverage bar, door leading off to the kitchen and opening that leads to the:

Dining Area
11'7 x 11'2
Having door that leads directly into the kitchen area and sliding patio doors that lead to the rear patio area.

Kitchen
12' x 10'10
Having a double glazed window to the rear elevation, a range of wall, base and drawer units with roll top work surface over, integrated waist height oven , five ring gas hob with extractor over, space for a fridge freezer, double stainless steel sink, tiling to all splash prone areas and door that leads to the:

Utility Room
8'4 x 7'10
Having an external door that leads to the off road parking and front elevation, a range of wall and base units with roll top work surface over, space for a tumble dryer, space and plumbing for a washing machine, tiling to all splash prone areas and internal door that leads to the:

Garden Room
7'8 x 6'6
Having storage shelving and external door that leads to the rear garden area.

First Floor Open Plan Gallery Landing
A lovely gallery landing with window to the side elevation and doors leading off to:

Master Bedroom
17'5 x 11'10
Having dual aspect windows to the rear and side elevations.

Master En-Suite
11'5 x 5'9
Having a window to the rear elevation, panel bath with Mira Event XS shower over, antique style pedestal wash hand basin, low level WC and tiling to all splash prone areas.

Dressing Area / Study
5'8 x 4'10
Having a window to the side elevation and currently used as a study. Would make a very good dressing area,

Bedroom Two
13'1 x 12'4
Having dual aspect windows to the front and side elevations, vanity wash hand basin with storage and shelving beneath.

Bedroom Three
13' x 10'1
Having a window to the front elevation.

Study / Playroom
11'7 x 6'6
Having shelving to two walls. Although this room has been used as a bedroom in the past, it unfortunately has no window.

SEPARATE ANNEX

Storm Porch
Being of dwarf wall design with glazed windows, timber door and access into the:

Living Room
13' x 11'5
Having a window to the front elevation, electric fire with meter cupboard to the side, stairs off to the first floor and glazed door leading to the:

Kitchen
10'5 x 8'8
Having a window to the rear elevation, a range of wall, base and drawer units with roll top work surface over, waist height built in oven, four ring gas hob and tiling to all splash prone areas. An external door also leads to the off road parking area and front elevation.

First Floor Landing
Having a window to the rear elevation, wall mounted Vaillant central heating boiler and doors leading off to:

Double Bedroom
13'4 x 11'4
Having a window to the front elevation.

Shower Room
8' x 4'5
Having a window to the rear elevation, walk-in shower enclosure with shower, low level flush WC, vanity style wash hand basin and tiling to all splash prone areas.

Double Garage
17'6 x 15'3
Having an electric up and over door to the front elevation, window to the rear elevation and pedestrian door to the side. There is also power sockets and lighting.

Workshop
9'6 x 8'2
Having a window to the rear elevation, power and lighting.

Log / Coal Store
10'2 x 5'2
Having lighting.

Off Road Parking
Off road parking is accessed via dropped kerbs for the main house and the separate annex.

Access To Rear Garden Area
Whilst you can access the rear garden area via the main house, there is also vehicular access to the right hand side of the separate annex and decorative wrought iron gates and fencing takes you to the:

Rear Garden
To the rear of the property is a beautiful and larger than average private garden being mainly laid to lawn with mature planting to all boundaries, paved patio area, summer house, and vehicular access from the front of the property. There is also access to the out buildings listed above.