



Graham Watkins & Co

Chartered Surveyors, Estate Agents, Auctioneers & Valuers



Tompkin Lane Stanley, ST9 9LX

IMMACULATE FOUR BEDROOM DETACHED PROPERTY WITH PADDOCK AND PLANNING PERMISSION ON DETACHED BARN WHICH WILL PROVIDE ADDITIONAL ACCOMMODATION.

The Firs is a delightful four bedroom detached family residence situated in the sought after village of Stanley offering spectacular views over the surrounding countryside. Boasting spacious accommodation to the ground and first floor having been tastefully modernised to an exceptional standard with quality fixtures and fittings, including cat 5 cable data sockets all through the property and fitted Sonos speakers throughout the ground floor and in the master suite and family bathroom. This beautifully presented home is positioned on a sizeable plot offering formal established gardens, gravelled driveway and a paddock of land laid to grass with gated access from the main drive. This home further benefits from a detached Barn with full Planning Permission for 'Extension and Alterations to the domestic Outbuilding. This could prove suitable for a self contained Annex or Holiday Let subject to approval. An early viewing is advisable to fully appreciate the level of accommodation, views and quality offered.

Offers In The Region Of £1,250,000

Tompkin Lane

Stanley, ST9 9LX

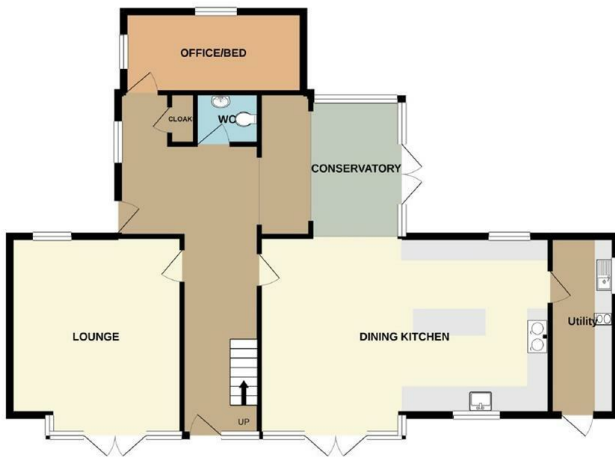


[Directions](#)



Floor Plan

GROUND FLOOR



FIRST FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
Made with Metropix ©2021

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 firm's employment has the authority to make or give any representation or warranty in respect of the property.

Energy Efficiency Rating	Current	Potential	Environmental Impact (CO ₂) Rating	Current	Potential
<p>Very energy efficient - lower running costs</p> <p>(92 plus) A</p> <p>(81-91) B</p> <p>(69-80) C</p> <p>(55-68) D</p> <p>(39-54) E</p> <p>(21-38) F</p> <p>(1-20) G</p> <p>Not energy efficient - higher running costs</p>			<p>Very environmentally friendly - lower CO₂ emissions</p> <p>(82 plus) A</p> <p>(61-81) B</p> <p>(49-60) C</p> <p>(35-48) D</p> <p>(28-54) E</p> <p>(21-38) F</p> <p>(1-20) G</p> <p>Not environmentally friendly - higher CO₂ emissions</p>		
England & Wales	EU Directive 2002/91/EC		England & Wales	EU Directive 2002/91/EC	