



VENTURE
PLATINUM

Church Lane | Sadberge
£425,000



Dating back to 1845 and thoughtfully converted into a residential home around 1990, this charming property seamlessly blends period character with high-end modern finishes. Pleasantly positioned in the heart of Sadberge village, the home is arranged around a delightful central courtyard — as its name suggests — with all ground floor reception rooms enjoying attractive views across this private outdoor space.

Internally, the immaculately presented accommodation is both spacious and versatile. The generous main reception room and open-plan kitchen and dining area form the heart of the home, ideal for both everyday family living and entertaining. The current owners have further enhanced the ground floor with the addition of a superb garden room, complete with a cosy log-burning stove, creating a welcoming space to enjoy throughout the seasons.

The bedroom layout offers excellent flexibility. To the ground floor are two bedrooms — a well-proportioned double (Bedroom Three) and a good-sized single currently used as a home office — served by a modern shower room/WC. To the first floor are two further double bedrooms and a contemporary family bathroom/WC, making the property particularly attractive for multi-generational living or those seeking future-proof accommodation.

Externally, the home wraps around a beautifully landscaped courtyard, finished with elegant porcelain tiling and centred around a large ornamental pond, framed by established plants and shrubs. A water feature provides a soothing ambience, while the private, sun-filled setting is enhanced by accent lighting that creates a warm evening glow.

A detached brick-built garage (18' x 9'11") has been converted to provide useful utility and storage space, complete with UPVC entrance door and window. Double wrought iron gates fold back to allow secure parking for two vehicles within the covered carport, with additional pedestrian access via a single wrought iron gate.

Offered with NO ONWARD CHAIN.

Hallway

The welcoming reception hallway provides access to Bedrooms Three and Four, the shower room/WC, and the lounge, with a staircase leading to the first floor. Neutrally decorated, the space is light, airy and spacious, setting the tone for the remainder of the accommodation. Original ceiling beams add character and charm to this inviting entrance.

Shower Room

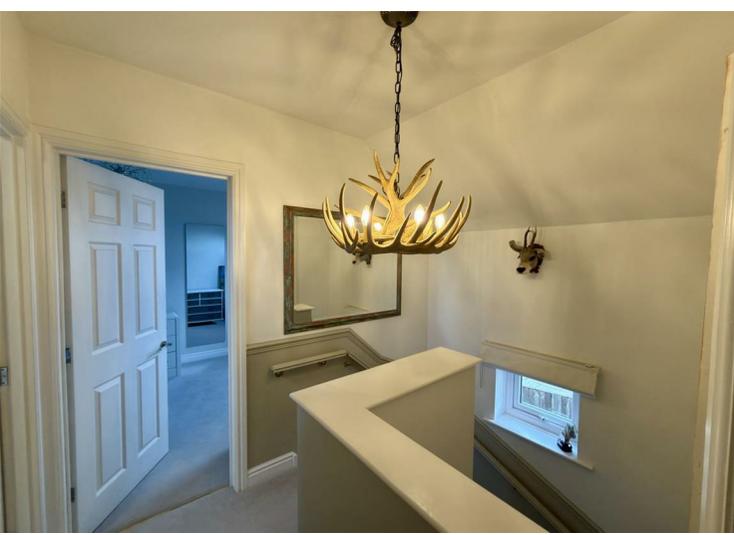
Conveniently positioned to serve the ground floor bedrooms, the shower room is fitted with a quality suite comprising a large walk-in shower cubicle with mains-fed shower. The hand basin and WC are set within a useful vanity storage unit, complemented by marble work surfaces. Additional features include a shaver point and a heated towel rail. The room is fully tiled and benefits from a side-facing window providing natural light and ventilation.

Lounge/Sitting Room 8.48 x 3.68 (27'9" x 12'0")

Generous reception room flooded with natural light from two large picture windows to the side, both overlooking the courtyard. Exposed ceiling beams — while not original — adds character and warmth to the space. The room is of excellent proportions and comfortably accommodates an impressive inglenook-style brick-built hearth with a 12kW log-burning stove, creating a cosy focal point. The original date stone has been incorporated within the fireplace, providing a charming feature. Such are the room's dimensions that the current vendors have successfully divided the space into two distinct sitting areas.







Kitchen Dining Room 7.52 x 3.51 (24'8" x 11'6")

Another generous room and excellent social space. The kitchen has been fitted with an ample range of quality cream cabinets, which are complemented by stunning black granite work surfaces and a centre island.

The integrated appliances include a fridge/freezer, washing machine, and dishwasher. The dual fuel range cooker with an extractor hood and splashback is also included in the sale.

There is a solid oak floor throughout this room, which can also easily accommodate a family dining table. There is a loft hatch in this room with a pull-down ladder providing access to the boarded attic space.

There are two sets of French doors opening onto the courtyard and further uPVC double-glazed doors opening into the garden room.



Garden Room

A fantastic enhancement to the property, this garden room significantly expands the ground floor living space. Featuring extensive glazing and a striking vaulted ceiling, it enjoys delightful views over the courtyard. An 8kW log-burning stove with tiled surrounds ensures the room can be comfortably used all year round.

Bedroom 3 2.72m x 5.03m (8'11" x 16'6")

Situated on the ground floor a good double sized bedroom.

Bedroom 4/Study 2.39m x 3.25m (7'10" x 10'7")

Situated on the ground floor of which is located to the front of the property.

First Floor

Landing Area.

Bedroom 1 4.88 x 3.35 (16'0" x 10'11")

The principal bedroom is a well-proportioned double room, dual aspect in design and enjoying views to both the front and side of the property.

Bedroom 2 4.85 x 2.79 (15'10" x 9'1")

A generously proportioned second double bedroom on this floor, beautifully enhanced by its dual-aspect outlook, allowing natural light to pour in from both the front and rear elevations.

Bathroom

A beautifully appointed and contemporary bathroom, thoughtfully designed to combine style and practicality. The suite comprises a modern panelled bath with sleek wall-mounted controls and tiled surround, complemented by a fitted vanity unit incorporating an inset wash hand basin, generous storage cupboards, and a contrasting work surface.

A low-level WC completes the suite. The room is finished with neutral tiling to the walls and floor, creating a calm and cohesive aesthetic. A large wall mirror enhances the sense of space, while a skylight window set within the vaulted ceiling allows natural light to flood the room, adding to its bright and airy feel. Tasteful decorative touches further elevate this elegant and well-presented space.

Outside

Occupying a pleasant and discreet position, the property is approached via a private lane set behind the churchyard at the heart of the village, offering both privacy and a charming sense of seclusion.

The home is arranged around a beautifully landscaped courtyard garden, thoughtfully designed for ease of maintenance while creating maximum visual impact. An ornamental pond with an elegant water feature forms a central focal point, complemented by ambient lighting that enhances the atmosphere during the darker evenings. The borders are richly planted with an abundance of mature plants and established shrubs, providing colour, texture, and year-round interest.

A personnel door leads to the original garage, now skilfully converted into a practical utility room complete with fitted cupboards, work surfaces, and plumbing for an automatic washing machine. The apex roof space offers additional storage and is accessed via a pull-down ladder.

A covered car port provides secure off-street parking for two vehicles, enclosed by folding wrought-iron gates, with a separate pedestrian gate granting direct access into the courtyard.



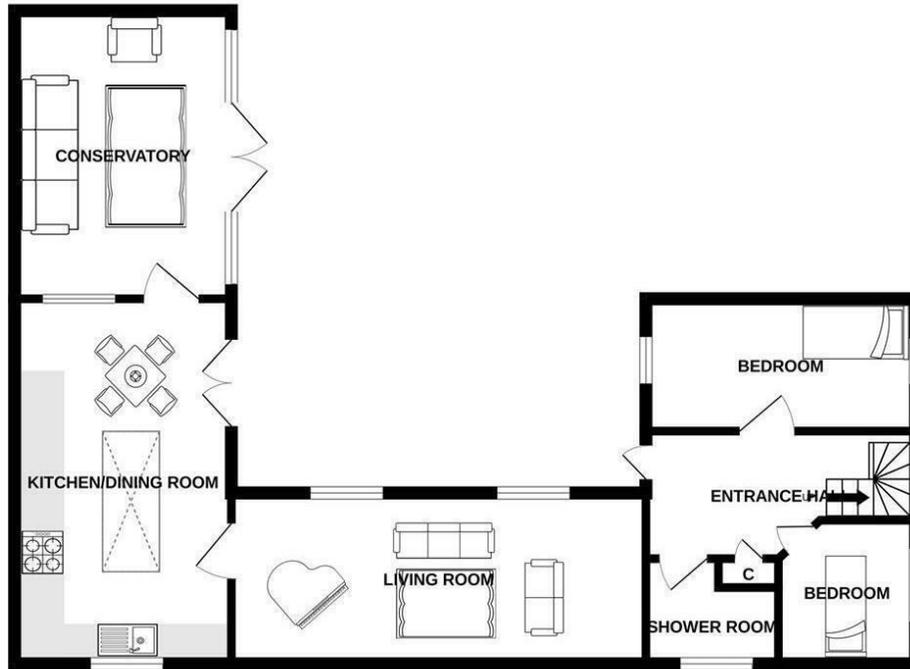




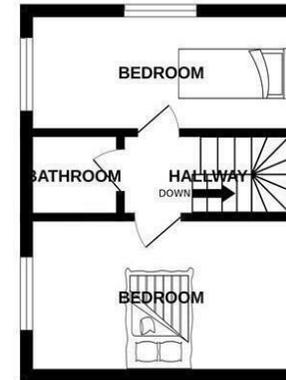


Courtyard House Church Lane | Sadberge

GROUND FLOOR



1ST 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.
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