



## 54 Horn Hill

Whitwell, SG4 8AR

A substantial detached residence which was constructed in 2014 and located on a hillside position with superb rural views across the valley. Notable features include the well fitted kitchen/Dining room with a gallery view over the super family room and a principal bedroom with vaulted ceiling and high picture windows that provide fine views.

**Price guide £1,395,000**

# 54 Horn Hill

## Whitwell, SG4 8AR



- Contemporary styled detached house on three floors, with amazing rural views
- Feature vaulted family room with log burner and bi-fold doors. Living room with log burner and bi-fold doors
- Bedroom two with en-suite shower room, two further double bedrooms and a family bathroom
- Gas fired underfloor heating to all floors. High quality oak doors throughout
- Lower ground floor with games room/gym, utility room, store room, bike store and wet room
- Double width detached garage and block paved drive providing additional parking
- Well fitted kitchen with island and granite work surfaces. Built-in double oven, combination microwave oven, dishwasher, induction hob. and extractor
- Principal bedroom with vaulted ceiling, dressing area, en-suite shower room
- Whitwell is renowned for it's friendly community and features a village store/post office, Pre school and primary school, farm shop, tea room and Doctors surgery

### GROUND FLOOR

#### Cloakroom

#### Living Room

15'5 x 13'10 (4.70m x 4.22m)

#### Family Room

17'5 x 11'11 (5.31m x 3.63m)

#### Study

13' x 12'3 (3.96m x 3.73m)

#### Kitchen/Dining Room

24'4 x 13'5 (7.42m x 4.09m)

### LOWER GROUND FLOOR

#### Inner Hall

#### Games Room/Gym

18'9 x 15'6 (5.72m x 4.72m)

#### Store Room

18'1 x 13'6 (5.51m x 4.11m)

#### Utility Room

11'9 x 8' (3.58m x 2.44m)

#### Bike Store

11' x 6'3 (3.35m x 1.91m)

#### Shower Room

### FIRST FLOOR

#### Landing

#### Principal Bedroom

22'2 max x 16'8 max (6.76m max x 5.08m max)

#### Dressing Area

#### En Suite Shower Room

#### Bedroom Two

13' x 12'3 (3.96m x 3.73m)

#### En Suite Shower Room

#### Bedroom Three

15'11 x 11'2 (4.85m x 3.40m)

#### Bedroom Four

15'5 x 12'5 max (4.70m x 3.78m max)

#### Family Bathroom

### EXTERNALLY

#### Rear Garden

#### Double Width Garage

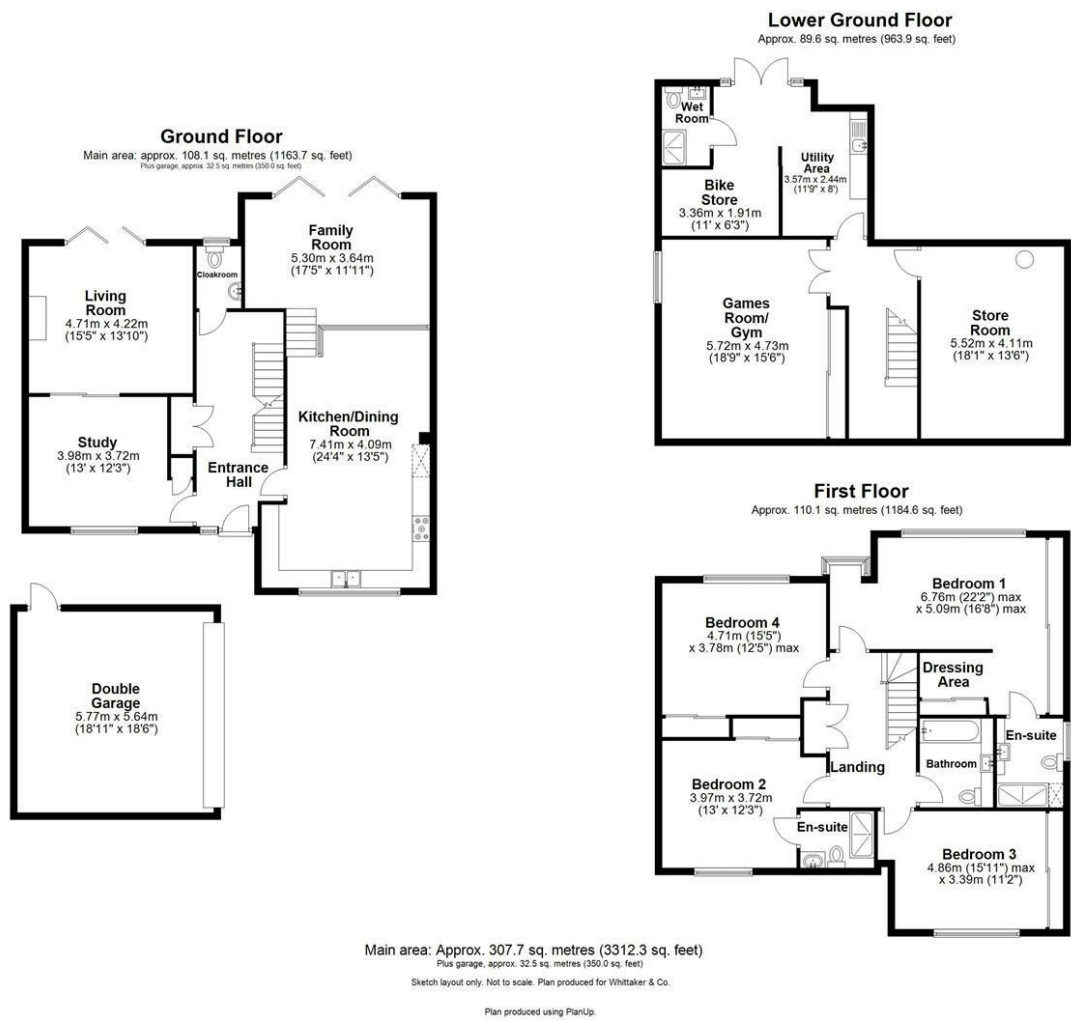
18'11 x 18'6 (5.77m x 5.64m)



[Directions](#)



Floor Plan



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