

# SUPERIOR HOMES

## ROYSTON & LUND



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# Lower Penn Farm House

| WV4 4UF

Guide Price £1,100,000 - £1,300,000

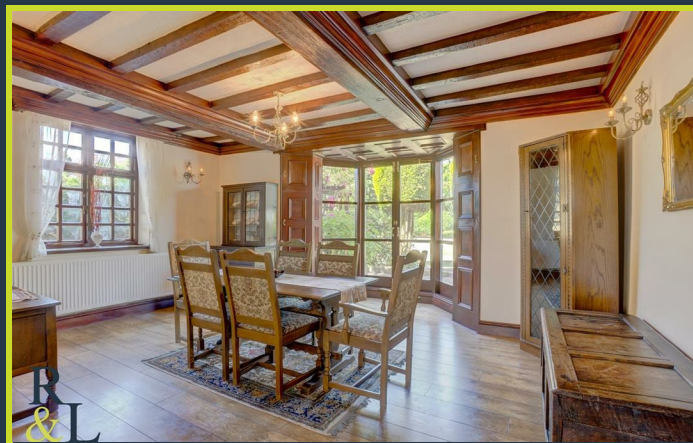
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Royston and Lund are pleased to market this incredible 16th century farmhouse situated in Lower Penn, set over 4500sq ft. This property is a grade two listed building and displays original features of the property including the exposed beams. Lower Penn Farmhouse benefits from having three floors and cellar creating ample space for large or expanding families.

In brief the property comprise of a hallway at the main entrance leading on to two reception rooms and a dining room. On the ground floor you will also find two downstairs WC, kitchen area, breakfast area, dual staircase, lounge and conservatory. Fitted in the kitchen there is an oil fired aga and an electric hob and oven. Throughout the ground floor there are four fire places located in the reception rooms, breakfast room and lounge.

Onto the first floor there are four well proportioned double bedrooms, family bathroom fitted with sunken bath, shower, toilet, bidet and wash basin. Off of the master bedroom there is an en-suite fitted with a bath, toilet and wash basin. Upstairs on the second floor there are two large double bedrooms, family bathroom fitted with bath, toilet, wash basin and bidet.

At the outside of the property, you will find a large circular drive way with ample car parking space, double garage and two large outdoor storage rooms. To the rear of the property there is a large patio area looking onto the landscaped garden which comprise of over an acre of land. The garden is fully secured with fenced boundaries and surrounded by mature trees.







- Guide Price £1,100,000 - £1,300,000
- 16th Century Farmhouse
- Private Gated Grounds
- Six Double Bedrooms
- Garden Located On Over An Acre Of Land
- Two Downstairs WC
- Grade Two Listed Building
- Freehold
- EPC Rating TBC
- Council Tax Band H















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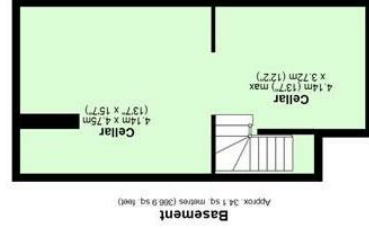
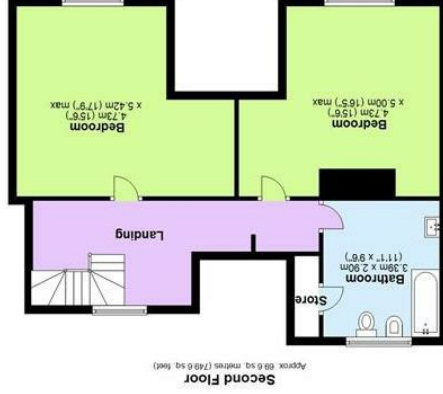
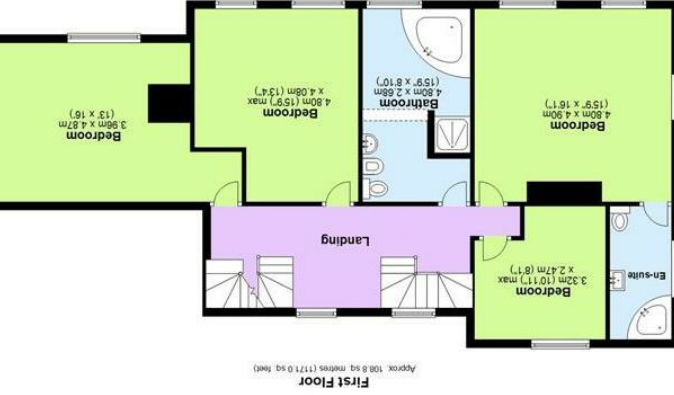
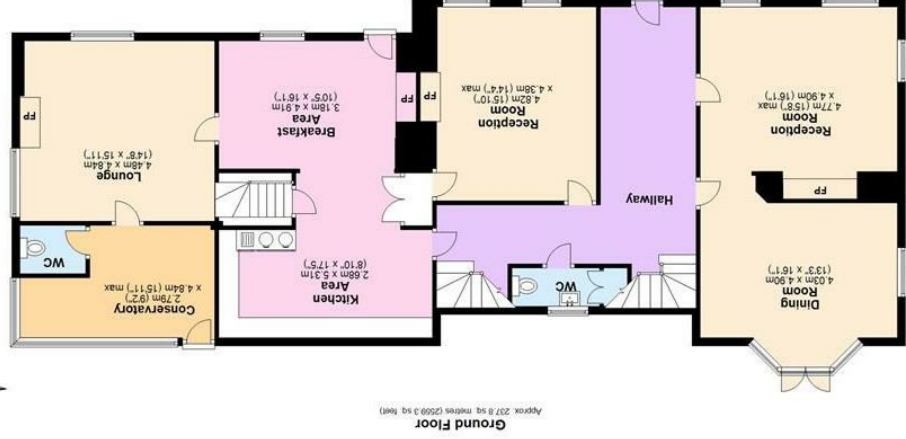
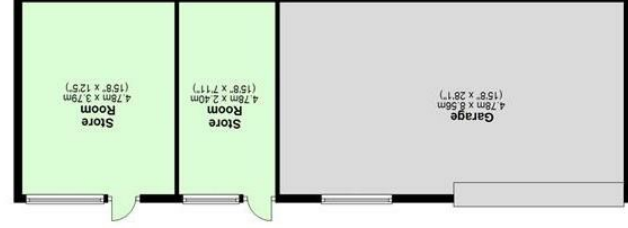






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Total area, approx. 450.3 sq. metres (4846.8 sq. feet)



| England & Wales                                     |             | EU Directive 2002/91/EC |           |
|---|-------------|-------------------------|-----------|
| Very energy efficient - lower running costs         | (92 plus) A | Current                 | Potential |
| Not environmentally friendly - higher CO2 emissions | (81-91) B   |                         |           |
|   | (69-80) C   |                         |           |
|   | (55-68) D   |                         |           |
|   | (39-54) E   |                         |           |
|   | (21-38) F   |                         |           |
| Not energy efficient - higher running costs         | (1-20) G    |                         |           |
|   |             | 34                      | 70        |

EPC

