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INDEPENDENT SALES & LETTING AGENTS



Hallflat Farm

Holmrook, CA19 1UX

Offers In The Region Of £370,000



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Todd & Gunn is a charming barn conversion located in the small and picturesque village of Santon Bridge, enjoying beautiful views over the surrounding countryside. The property comprises two self-contained one-bedroom cottages, each thoughtfully designed and connected by an interconnecting door, offering flexibility for guests or owners. Both cottages feature attractive exposed ceiling beams and cozy woodburners, creating a warm and characterful living environment. Currently operated as successful holiday lets, Todd & Gunn presents an excellent opportunity for continued rental in a peaceful rural setting.

As you approach the barn conversion, to the front of both Todd Cottage and Gunn Cottage is a private garden area and private parking space for each property, offering views across the surrounding countryside.

Step inside Todd Cottage and you are welcomed into an open-plan living, dining, and kitchen area, featuring exposed ceiling beams, natural décor, practical wooden look flooring, and a multi fuel burner creating a warm and inviting atmosphere. The kitchen is fitted with a good range of cream base and wall units with a contrasting work surface, along with an integrated sink, drainer, hob, and cooker. All white goods are included. The shower room is fitted with a white three-piece suite comprising a WC, wash basin, and shower cubicle, with fully tiled walls. The bedroom is generously sized, offering space for both a king and single bed, and continues the theme of exposed beams, natural décor, and wood look flooring.

Step inside Gunn Cottage and you will find a similar open-plan living, dining, and kitchen area, again featuring exposed ceiling beams, natural décor, wood look flooring, and a multi fuel burner. The kitchen is fitted with cream base and wall units with a contrasting work surface, along with an integrated sink, drainer, hob, and cooker. The bathroom is fitted with a white three-piece suite comprising a WC, wash basin, and a bath with overhead shower and screen, with fully tiled walls. The bedroom is well-proportioned and features exposed beams, natural décor, and wooden look flooring.

Both cottages have hard wired smoke alarms fitted throughout.

This property can only be used as a holiday let.

Gunn Cottage

Kitchen-Living-Diner

16'5" x 13'4" (5.013 x 4.077)

Bathroom

5'11" x 5'8" (1.805 x 1.733)

Bedroom

11'4" x 10'2" (3.470 x 3.112)

Todd Cottage

Kitchen-Living-Diner

16'3" x 13'0" (4.966 x 3.974)

Shower Room

8'1" x 3'11" (2.481 x 1.200)

Bedroom

16'3" x 9'8" (4.974 x 2.949)

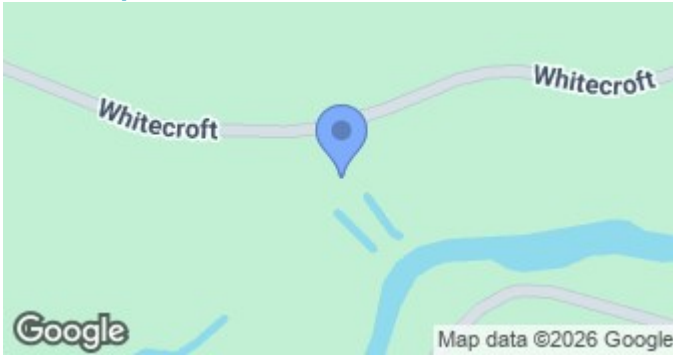


- Two x 1 bedroom self contained cottages
- Views over the surrounding countryside
 - Exposed ceiling beams
 - Off road parking

- Interconnecting door
- Must be used as a holiday let
 - Garden
 - EPC F



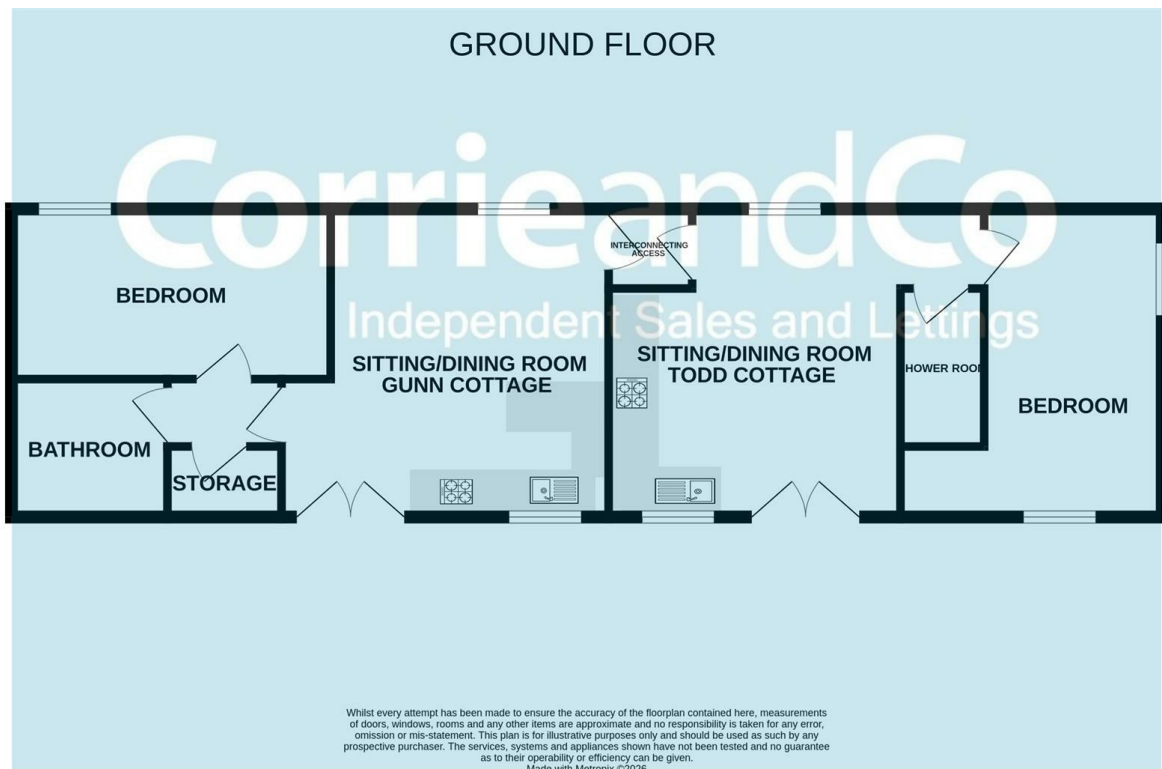
Road Map



Terrain Map



Floor Plan



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