



## Hallflat Farm

Holmrook, CA19 1UX

Offers In The Region Of £395,000



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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



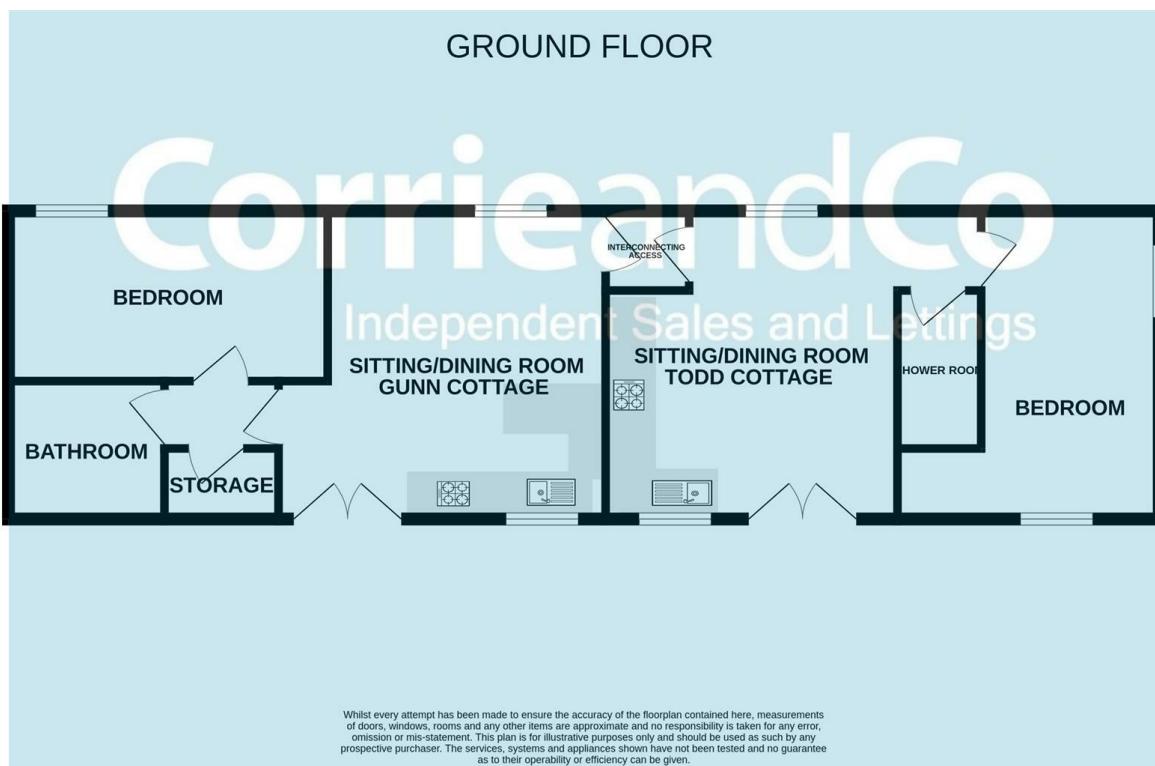
## Road Map



## Terrain Map



## Floor Plan



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Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO <sub>2</sub> emissions			
EU Directive 2002/91/EC			

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
EU Directive 2002/91/EC			