



- **Detached Farm House**
- **Five Bedrooms**

Entrance Hall

Via timber entrance door. Door to snug, dining room and inner hallway. Original flagstone flooring.

Inner hall

Stairs to first floor landing. Built in storage cupboard. Original flagstone flooring. Radiator.

Snug 13'3 x 12'1 (4.04m x 3.68m)

Sealed unit double glazed window to front aspect. Inglenook fireplace with open fire. Built in welsh dresser. Exposed beam. Radiator. TV point. Exposed brick work.

Dining Room 13'1 x 11'8 (3.99m x 3.56m)

Sealed unit double glazed window to front aspect. Window seat. Quarry tiled flooring. Radiator. Door to kitchen/family room. Feature fireplace. Exposed beam.

Kitchen/Family Room 15'0 x 14'1 (4.57m x 4.29m)

Sealed unit double glazed windows to rear and side aspects. Door to rear porch. Large range of solid oak eye level and base level units with roll edge work surfaces over, one and a half bowl sink unit, breakfast bar and appliance space. Doors to utility room and sitting room. Extractor hood. Tiled splashbacks. Radiator.

Utility Room 10'8 x 8'10 (3.25m x 2.69m)

Sealed unit double glazed window to rear aspect. Laminate roll edge work surfaces with cupboards and drawers under, matching wall mounted units and display cabinets. Stainless steel single drainer sink unit, plumbing for washing machine. Radiator. Door to rear garden. Door to cloakroom and bedroom five.

Cloakroom

Sealed unit double glazed window to rear aspect. Low level WC and pedestal wash hand basin. Heated towel rail.

Bedroom Five 12'4 x 11'11 (3.76m x 3.63m)

Sealed unit double glazed window to front aspect. Two velux windows. Two built in double wardrobes. Radiator. Door to En-suite bathroom.

En-suite Bathroom

Sealed unit double glazed window to side aspect. Panelled bath with newly fitted Mira shower over, low level WC and pedestal wash hand basin. Heated towel rail. Shaver point and light. Extractor fan.

Sitting Room 17'1 x 13'11 (5.21m x 4.24m)

Two sealed unit double glazed windows to rear aspect. Radiator. Stairs to first floor. Built in storage cupboard. Door to conservatory.

Conservatory

Double glazed conservatory. French doors to front aspect.

Landing

Sealed unit double glazed window to front aspect. Window seat. Door to bedrooms two, three and four. Latch hook doors to bedrooms one, four and staircase leading to attic rooms. Built in airing cupboard housing Valiant combi boiler.

Bedroom One 13'5 x 13'5 (4.09m x 4.09m)

- **17'1 Sitting Room**
- **Two Further Receptions**

Sealed unit double glazed window to front aspect. Window seat. Radiator. Feature fireplace. Exposed beams.

Bedroom Two 10'11 x 10'11 (3.33m x 3.33m)

Sealed unit double glazed window to rear aspect. Radiator. Walk in wardrobe with shelving. Door to En-suite.

En-suite

Sealed unit double glazed window to rear aspect. Large walk in shower cubicle with fitted shower over, low level WC and vanity wash hand basin. Radiator. Extractor fan.

Bedroom Three 14'1 x 8'3 (4.29m x 2.51m)

Sealed unit double glazed window to rear aspect. Radiator.

Bedroom Four 13'3 x 7'6 (4.04m x 2.29m)

Sealed unit double glazed window to front aspect. Radiator. Window seat.

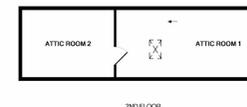
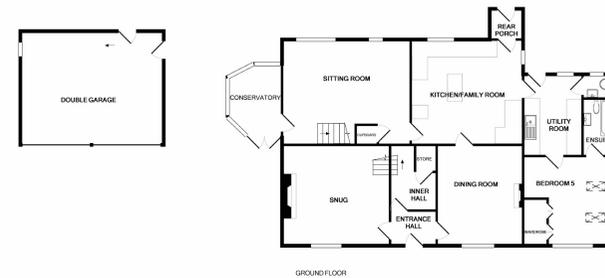
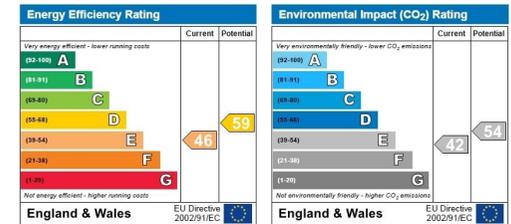
Family Bathroom

- **15'10 Kitchen/Family room**
- **Double Detached Garage**

Sealed unit double glazed window to rear aspect. Refitted suite comprising free standing slipper bath, separate shower cubicle, low level w.c, antique wash stand. Radiator. Tiled splashbacks.

Attic Room 1 19'2 x 9'11 (5.84m x 3.02m)

Velux window to rear aspect. Door to attic room two. Power and lighting.



When every agent has been made to ensure the accuracy of the floor plan contained herein. Measurements of floors, windows, doors and other items are approximate and are intended to guide the eye only. Accuracy is not guaranteed. This plan is for general guidance only and should not be used for any professional purposes. The Energy Efficiency and Environmental Impact ratings are based on the current legislation. Made with Metaphor (2017)

