



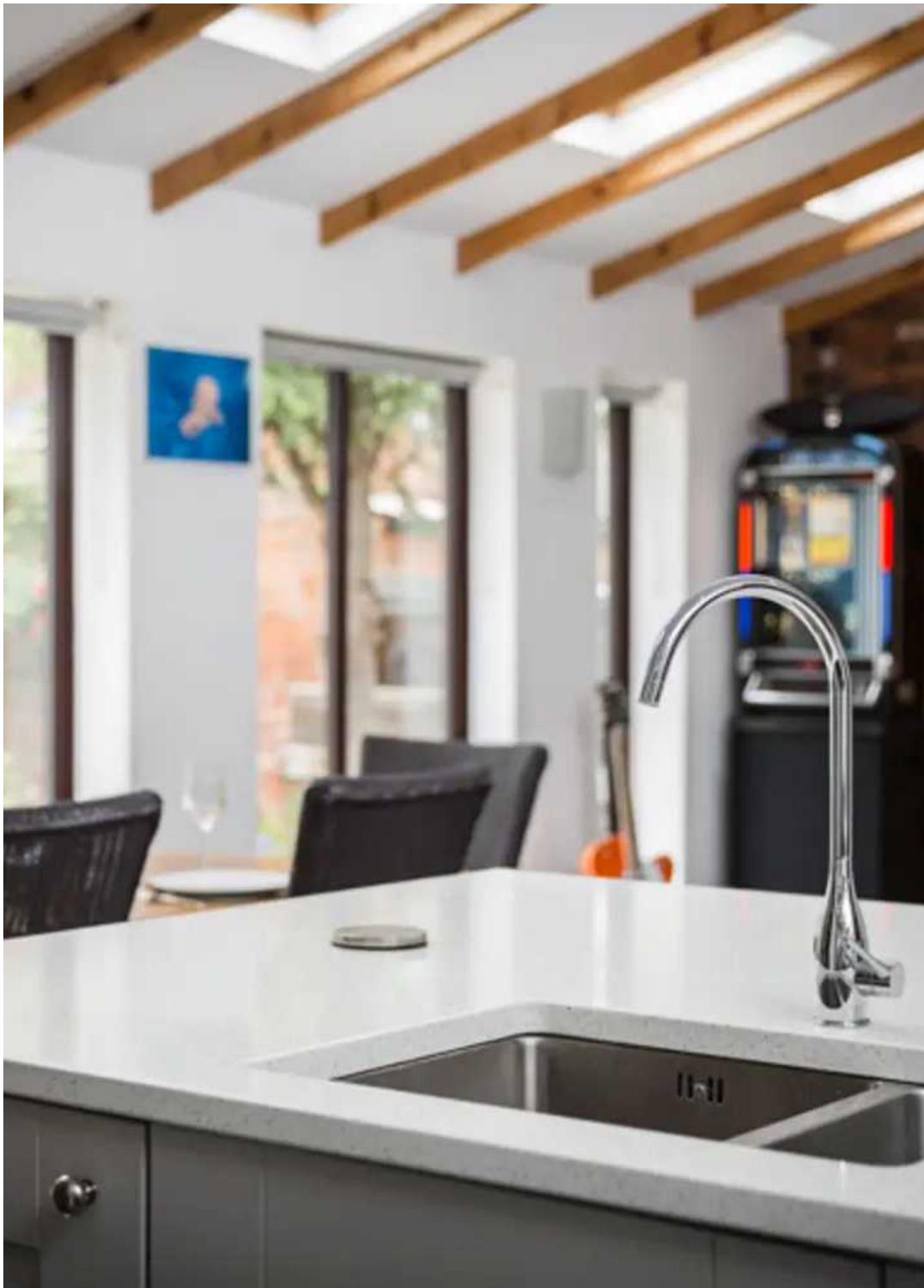
## Muirfield House, Asselby

Offers Over £500,000



## Muirfield House

- Four 'Double' Bedroomed Detached Home with Garage and Driveway for multiple vehicles
- Large South Facing Rear Garden
- Mains Electricity. Mains Gas Central Heating
- 184 M2 / 2002 Sq. Ft.
- Mains Water Supply. Mains Sewerage
- Broadband: FTTC Mobile: 3G
- Brick Built Construction
- FREEHOLD
- EPC Rating 'C'
- Council Tax Band 'E'



***Discover laidback living at Muirfield House, in the peaceful village of Asselby.***

Muirfield House, derived from Numerology for seven, is aptly named. Situated within a former farm, what once was the seventh barn is now stands Muirfield House.

Nestled back from the quiet road, and snugly enclosed by its own stone wall, glorious garden and abundance of driveway, discover the red brick rural charm of this family home.

To the left of the portico entrance, a single-entrance garage offers you additional parking room – and an abundance of storage for gadgets and tools.

***Versatile living/room to grow***

***Welcome home.***

Emerging into a spacious and wide entrance hall, hardwearing flooring leads out ahead of you. With the staircase to the left, this hallway is light and bright, with doorways leading off invitingly to either side.

Also on the left is the family room. Secluded at the front of the house, this peaceful room is ideally situated for shutting yourself away from distractions and cosying down for the night.

Completely separate from the main living space, is the family room. Will you re-envision this space as a large study, perhaps a private lounge or media room for the children where they can entertain friends?

Large enough to fit a double bed and handily situated near to the guest WC, this could also be an ideal guest bedroom or even a permanent bedroom for an older or dependent relative.

Returning to the entrance hall, sneak a peek into the convenient under-stairs cupboard – surprisingly spacious and perfect for coats, shoes and even the ironing!



### ***Culinary comforts***

Elbow room comes with elbow room in this crisply decorated culinary space. Above and below, an abundance of cupboard space - neutral Dove grey units with Quartz worktops - a generous island takes centre stage. Installed by Panarama Kitchens Liverpool in 2019, this modern kitchen ticks all the boxes.

To the left, your handsome black Rangemaster cooker takes pride of place. Space for your dishwasher by the sink within your island. Take a moment of mindfulness watching the songbirds whilst stacking the plates as you catch the morning sun through the many patio windows of the dining extension; which stretches across the breadth of this home.

The glazed extension draws you in. With its beamed ceiling and understated grandeur, this space could be anything you want it to be, but is everything you need it to be.

Tucked away behind the garage, locate your guest shower room and handy utility room with sink, plumbing for a washing machine and space for your fridge, freezer and tumble drier.

### ***Family moments in the Lounge.***

Large windows and glass doors invite a free-flow of light in from your south-facing garden. So private, enjoy watching the birds feed in the garden through the ample windows. In the summer months, throw open the patio doors and invite the outdoors in.

When evening comes around, light the multi-fuel stove, an attractive focal point within its smart brick chimney breast, watch the flames flicker and reflect the light. Beneath your feet, warm, biscuit coloured carpet adds to this cosy feel.

### ***Refresh and relax/And so to bed***

Take the stairs up to the first floor to discover a wealth of spacious bedrooms.

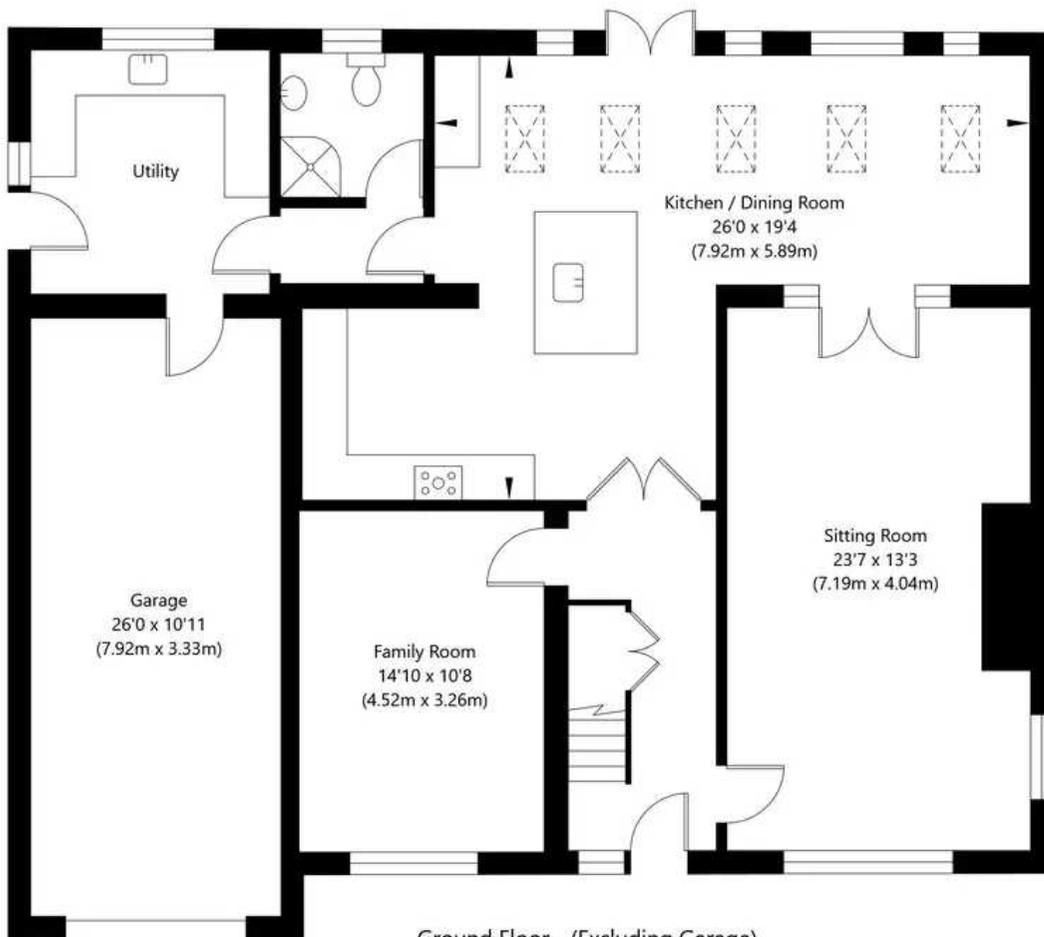
Looking out over your picturesque village facing garden, your master suite awaits. The generous window showers light through into this super-king-sized space. Coating the walls, a decorative patterned paper, in cream tones, helps to create a soothing mood.



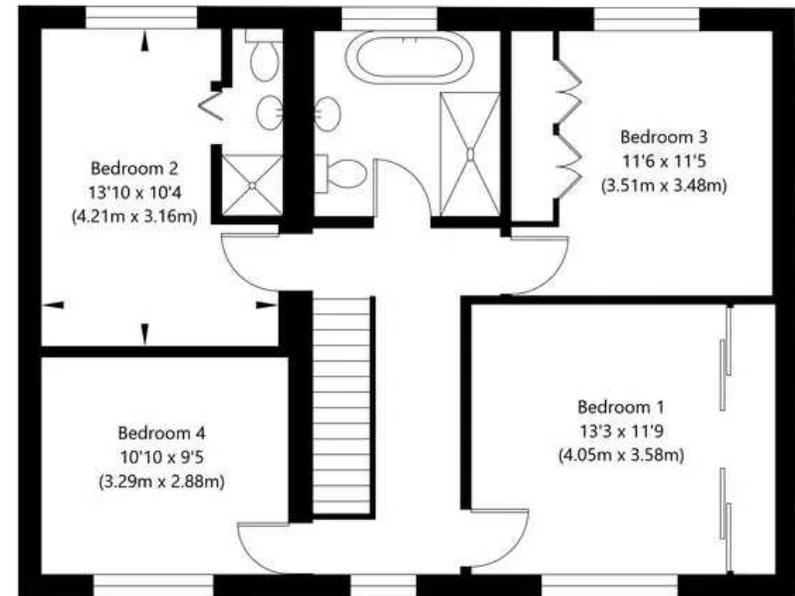








Ground Floor - (Excluding Garage)  
GROSS INTERNAL FLOOR AREA  
APPROX. 1226 SQ FT / 113.94 SQ M



First Floor  
GROSS INTERNAL FLOOR AREA  
APPROX. 757 SQ FT / 70.3 SQ M

NOT TO SCALE - FOR ILLUSTRATIVE PURPOSES ONLY  
APPROXIMATE GROSS INTERNAL FLOOR AREA 1983 SQ FT / 184.24 SQ M - (Excluding Garage)  
All Measurements and fixtures including doors and windows are approximate and should be independently verified.  
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