





## Property Description

A unique 2/3 bedroom 2357 FT<sup>2</sup> property situated in an idyllic semi-rural location in the grounds of Beechwood Farm, Hodgetts Lane offering flexible open plan accommodation with ground floor bedroom and wet room with no upward chain.

## Approach

Stable style door to the side leads into:

## Large Boot Room

16' 1" x 7' 3" ( 4.90m x 2.21m )

Having tiled floor, door to the side, cloaks hooks, skylight, door through to ground floor bedroom, utility and living/dining/kitchen.

## Living / Dining / Kitchen

26' 10" x 16' 2" ( 8.18m x 4.93m )

Fitted with a range of shaker style base and wall mounted units with complementary Granite work surfaces, appliances to include, Rangemaster cooker with extractor hood above and dishwasher, large pantry style unit, space for American style fridge freezer, tiled floor, two windows to the front and further window to the side, log burner, two skylights, door through to:

## Dining Room

19' 5" x 14' 3" ( 5.92m x 4.34m )

With galleried staircase rising to the first floor landing, having storage cupboard, walkway through to:

## Lounge

19' 6" x 14' 6" ( 5.94m x 4.42m )

Having exposed beams, Oak shelving, wall light points, ceiling light point, bi-fold doors to the front, door through to:

## Utility Area

14' 2" x 12' 1" max ( 4.32m x 3.68m max )

Base units with complementary work surfaces, stainless steel sink and drainer unit with mixer tap, window to the side, ceramic tiled floor.

## Walk-In Wet Room

Fully tiled with mains shower and ceiling spotlights.

## Guest Cloakroom

Fitted with low level WC, wash hand basin with mixer tap fitted into vanity unit.

## Boiler Room / Laundry Room

Having central heating boiler and water tank, space for washing machine and tumble dryer.

## Ground Floor Bedroom

15' 8" max x 11' 9" ( 4.78m max x 3.58m )

uPVC doubled glazed window to the front, skylight, wash hand basin with vanity unit

## Galleried Landing

Bespoke cupboards built into eaves, large skylight window.

## Open Plan Bedroom

16' 7" x 14' 7" ( 5.05m x 4.45m )

Lovely feature windows to the front with views over countryside, Velux window to the side.

## Bedroom Two

14' 1" x 8' 8" ( 4.29m x 2.64m )

Obscured glazed window to the rear, Velux window to the side.

## Bathroom

Having large bath with mixer tap and shower over, double walk-in shower cubicle with mains shower fitted, low level WC, wash hand basin with mixer tap fitted into vanity unit, heated towel rail, wall mounted cosmetics cabinet.

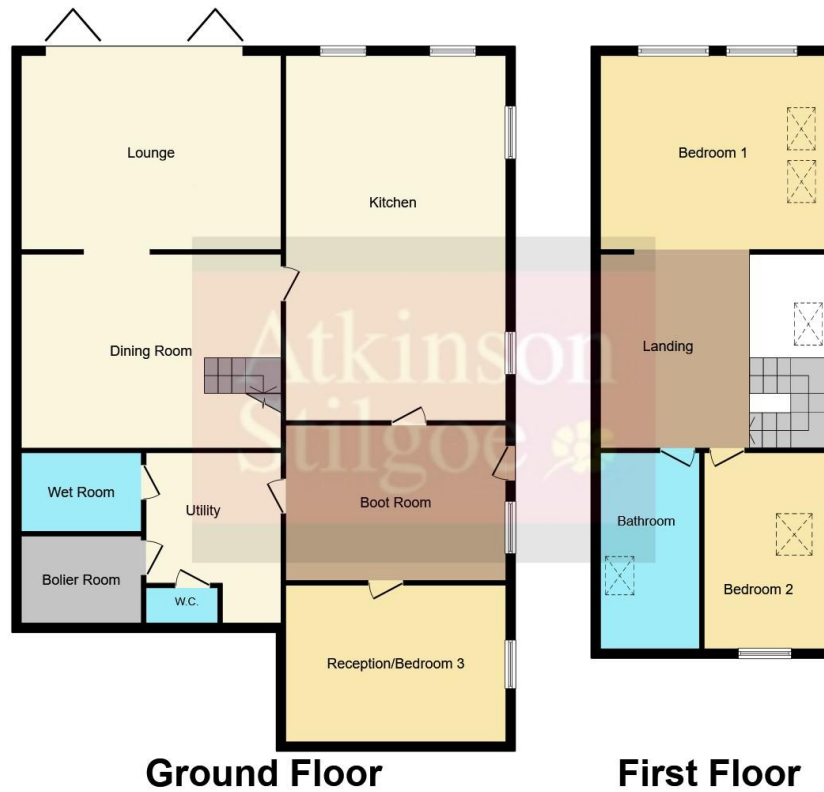
## Outside

To the front of the property there is a patio and gravelled area.

## Driveway

To the front providing parking for 3/4 vehicles.





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**EPC Rating: C**

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Tenure: Freehold



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