

SPENCE WILLARD



Larachbeg, Wellow Top Road, Ningwood, PO41 0TL

A fabulous 4-bedroom detached property in a large plot, which offers wonderful, long range rural views from its elevated position.

VIEWING

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Located on the edge of the sought after village of Ningwood, Larachbeg offers a new owner(s) a wonderful opportunity to acquire a house that is predominantly for ground floor living with large rooms and truly stunning views. A showpiece feature is an impressive and large sitting room/diner which has a central woodburning stove. There are doors leading out onto the south facing rear terrace leading into a wonderful garden, which is packed full of mature shrubs and beds.

The house has had major upgrade works in recent years and offers modern living. There is a quality modern kitchen with a double aspect (south & east) and doors leading to the rear and side garden. A useful utility room (with plumbing) has been installed to the side and recent kitchen unit additions has finished off the kitchen to a high standard.

The house dates back to around 1929, but it has been extended to create significantly more internal space. There is a well-designed principal bedroom 'wing' that has a very large en-suite shower room facilities and a separate dressing room. There would be the potential to create a further bedroom or additional study should it be required. Large wardrobes have been installed and the main bedroom benefits from French doors to enjoy the garden views from your bed.

There are two further bedrooms on the ground floor with a family bathroom. On the first floor there is a double bedroom with plenty of under eaves storage.

Outside

There is a good-sized garage with additional section on the southern side with a door. In the garden there are two excellent outbuildings (one of which is insulated) - perfect as workshops, home working or tractor/garden equipment storage. There is a pond at the top of the garden and various secluded areas. This is a gardeners dream with plenty of potential to manicure the large garden or just re-wild it, should a low maintenance option be preferred. There is off street car parking on both sides at the front of the house. A greenhouse is located on the eastern boundary of the garden.

Tenure

Freehold.

EPC Rating

G.

Council Tax

Band C.

Services

Private drainage, mains electricity and water. LPG heating.

Viewings

Strictly by prior appointment with the sole selling agents, Spence Willard.



Larachbeg

Approximate Gross Internal Area
1851 sq ft - 172 sq m

Dressing Area
13'5 x 5'1
4.09 x 1.56m



GROUND FLOOR

FIRST FLOOR

SKETCH PLAN FOR ILLUSTRATIVE PURPOSES ONLY

All measurements walls, doors, windows, fittings and appliances, their sizes and locations, are approximate only. They cannot be regarded as being a representation by the seller, nor their agent.

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