



FOLLOWWELLS

Hycroft, Butterton - ST5 4EB
£645,000

- Spacious Detached Family Residence
- Highly Sought After Rural Village Position
- Large Rear Garden
- Extensive Driveway and Double Garage
- Three Large Reception Rooms

This very spacious detached family house provides generous levels of accommodation, laid out over three storeys, including a loft conversion providing two useful rooms along with a shower room. The house is located in a conservation area in the pretty hamlet of Butterton which provides all the benefits of a tranquil rural position, married to the convenience of being just a Five-minute drive from Newcastle Town Centre as well as junction 15 of the M6. For lovers of the great outdoors there are some fantastic countryside walks around the village and the nearby Mainwaring arms country pub is an ideal stopping spot for refreshments. Hycroft occupies a generous plot, having extensive driveway providing off road parking for several vehicles and a large rear garden which gently slopes away from the house and backs onto fields at the rear.

The property has been very well maintained by the current owners for almost Forty years with recent works including a replacement central heating system and replacement Velux windows and blinds. The house is entered via an entrance porch which leads to a spacious central reception hall. From here there is a wide return staircase leading to the first floor with a tall window flooding the area with natural light. Two principal reception rooms are accessed from the central hall with a sitting room enjoying a lovely outlook over the rear garden while the dining room looks out to the front aspect.

A family kitchen provides extensive range of fitted wall and base units topped with granite and undermounted stainless steel sink. There is an integrated electric oven with space for the fridge and freezer and also having plumbing for a dishwasher.





From here an archway opens into a third reception room serving as a family room/day room with windows and glazed double doors looking over the rear garden. To the side of the house off the kitchen is a back porch, boiler room and utility room providing some very practical storage areas and further access to the rear of the house and internal access to the double garage which has a full width up and over door as well as power and lighting. The ground floor accommodation is completed with a guest cloakroom, access from the reception hall.

On the first floor there are four bedrooms the master of which has fitted wardrobes and benefits from an en-suite shower room having shower enclosure, vanity wash basin and W.C. Two further double bedrooms look out to the front and rear elevations respectively and the fourth bedroom is a useful single room. The spiral staircase leads up to the top floor with two large attic rooms, one is currently used as a home office and has a recently refitted shower room providing shower, wash basin and WC.

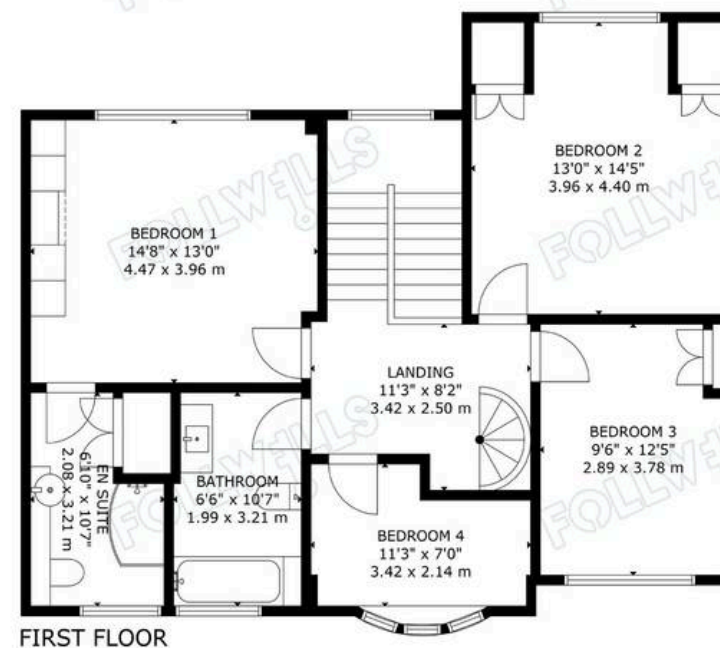
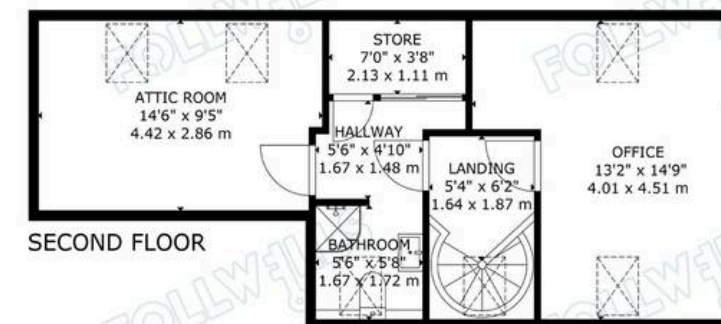
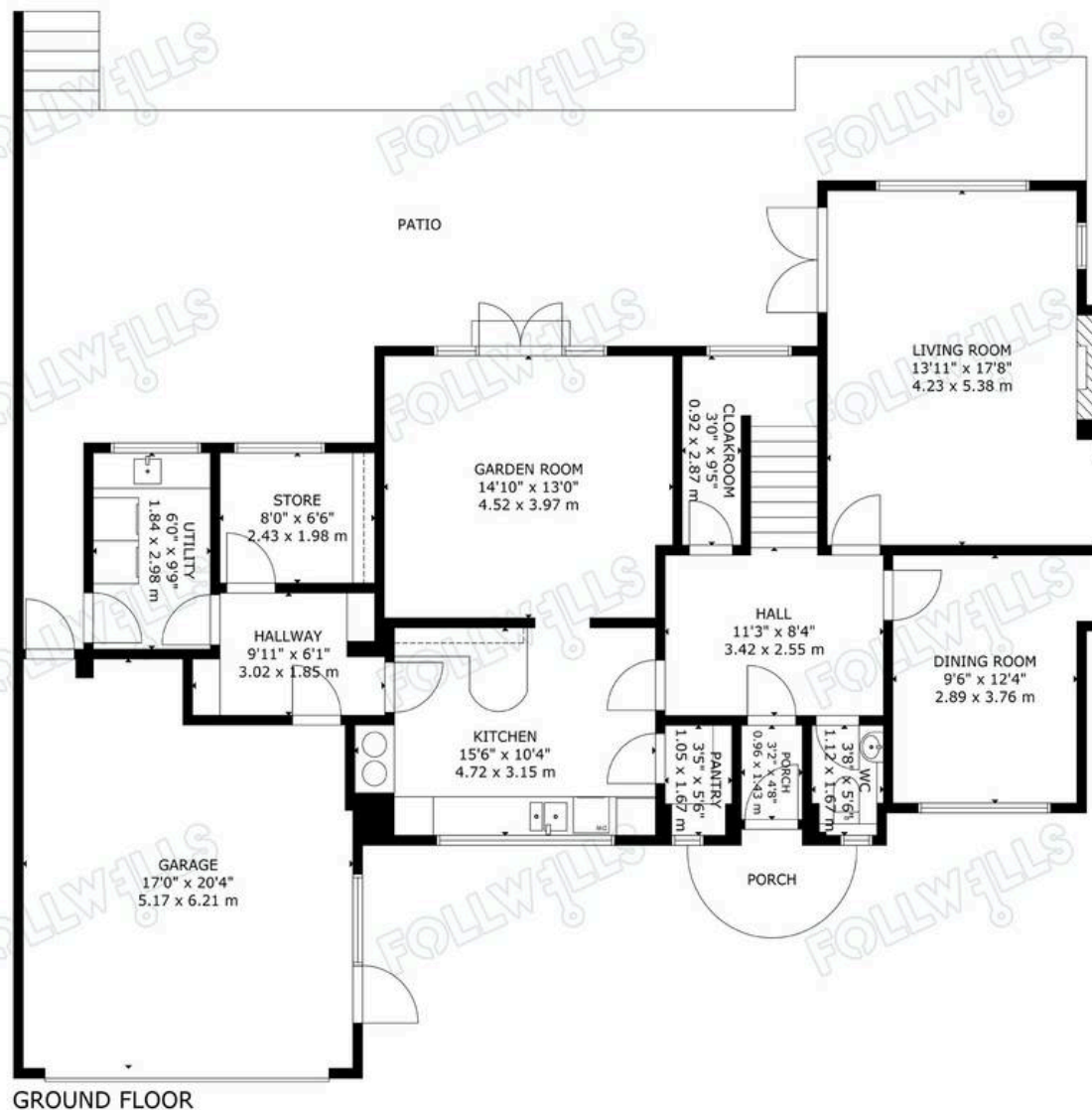
The pretty, mature gardens lie predominantly to the rear of the house consisting of paved seating areas, shaped lawn and well stocked shrub borders along with a garden shed. We are advised by our vendor client that the oil tank was replaced in 2023. There is a historic floor test available on request which confirms a class 2 reading. We also understand that the septic tank is not compliant with current regulations.

Council Tax band: G

Tenure: Freehold

EPC Energy Efficiency Rating: F





GROSS INTERNAL AREA
 TOTAL: 231 m²/2,487 sq ft
 GROUND FLOOR: 106 m²/1,140 sq ft, FIRST FLOOR: 84 m²/901 sq ft,
 SECOND FLOOR: 41 m²/446 sq ft EXCLUDED AREAS: GARAGE: 29 m²/315 sq ft
 SIZE AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY

