



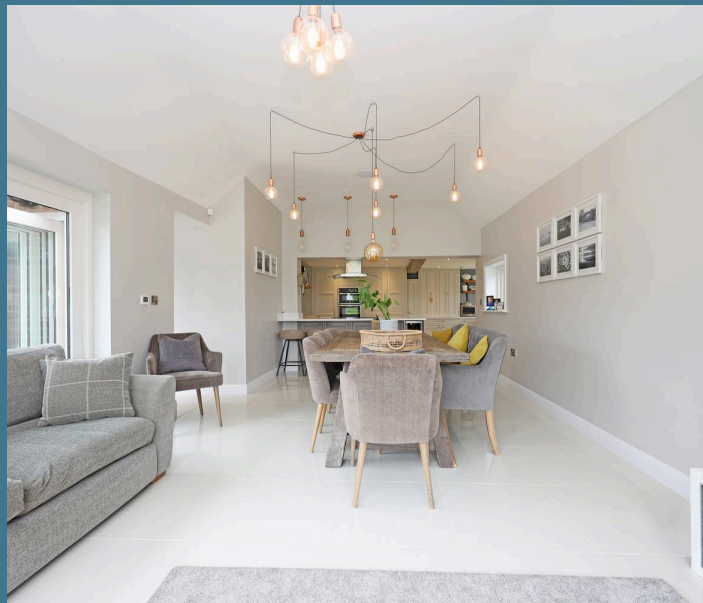
FOLLOWWELLS

Oak Farm Dorrington Lane, Woore - CW3 9RR
£879,950

- Spectacular Grade II Listed Farm House
- Comprehensively Restored and Refurbished in 2020
- Stunning Blend of Original Features alongside Modern Family Living
- Exposed Structural Beams and Blockwork
- Grounds Extending to Just Over Half an Acre
- Semi Rural Yet Convenient Location
- Walking Distance of Woore Village

This stunning Grade II listed farmhouse dating back to 1664 which throughout the time period of 2019 and 2020 underwent a comprehensive restoration and refurbishment by an award winning developer. The property now offers a rare blend of modern family living with open plan living space, underfloor heating and high levels of insulation alongside many of the character features expected from such an old building. Some of the original features retained include structural beams and stonework on display throughout the house.

The spacious accommodation, including four reception rooms and five double bedrooms, extends to in excess of 300 square metres and is finished to meticulous standards throughout. On the ground floor the centre of the house focusses around a large family room measuring over 6 metres square with bi-fold doors opening 3.5 metres out to the rear garden. Next to this room is a spacious and open plan kitchen and dining area which measures over 10 metres in length totally, with the kitchen having bespoke fitted units with granite tops and integrated Neff appliances including fridge freezer, double oven and grill, five ring induction hob and dishwasher.



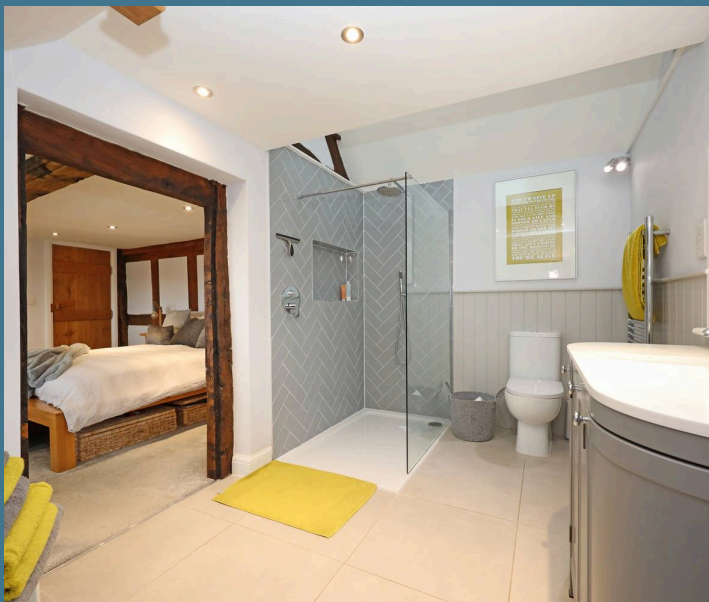


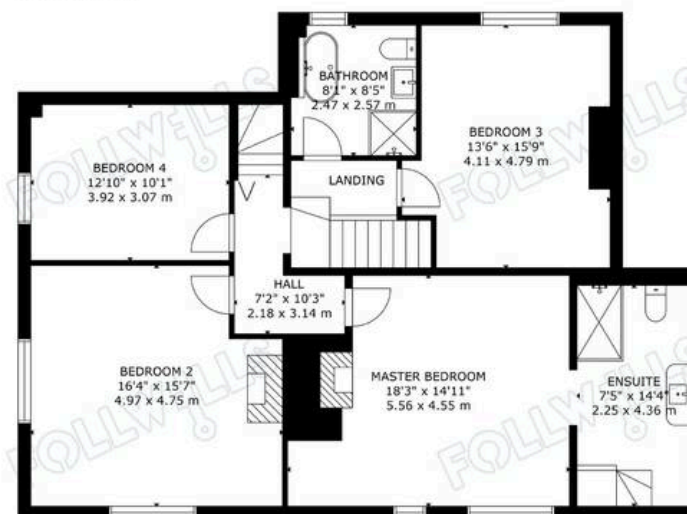
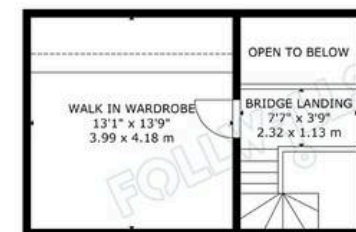
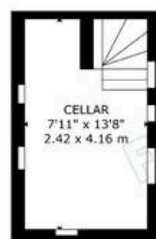
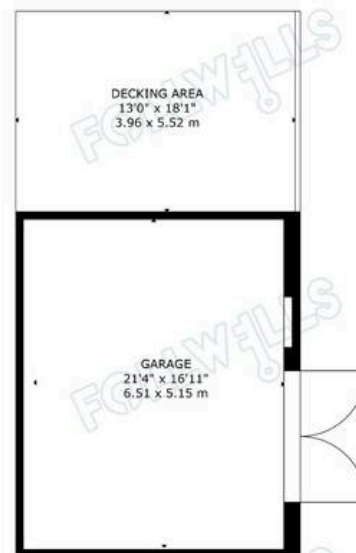
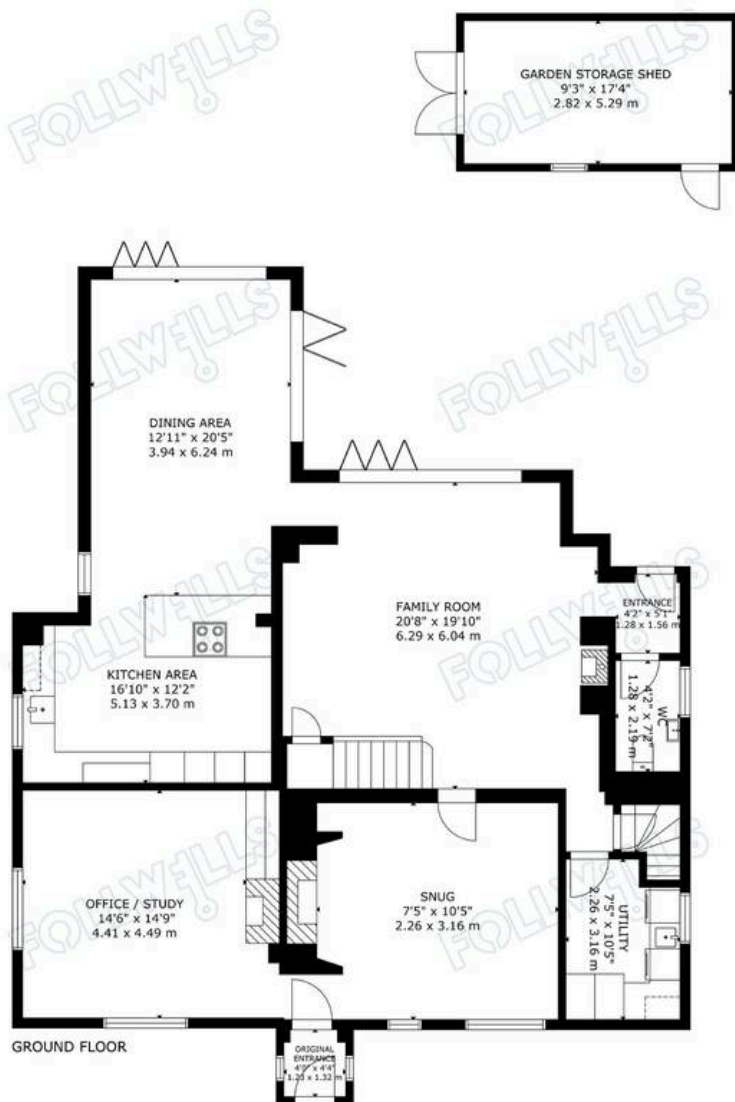
There is also a built-in sound system. A peninsular unit with breakfast bar divides the kitchen area from the dining area which has two sets of bi-fold doors opening out to the rear and provides ample space for a large table and chairs as well as sofas. The two further reception rooms both sit to the front of the house and feature original exposed stone chimney breasts. The ground floor accommodation is completed with a utility with access down to the cellar and a ground floor W.C. On the first floor the master bedroom has a beautifully fitted luxury en suite shower room and from here steps lead up onto a bridge landing overlooking the shower room with access into a walk-in dressing room. Three further double bedrooms on this floor are served by the family bathroom, whilst in the attic space is a large double guest bedroom complete with en suite bathroom.

Outside, the property is approached off Dorrington Lane through double electric gates with access to a detached brick and tile garage which has planning permission to convert to a games room with mezzanine level and opening out into the garden. The grounds in total extend to just over half an acre and are mainly laid to lawn with mature hedging and a particularly useful large garden storage shed. Dorrington Lane is a semi rural yet convenient location within walking distance of a number of local pubs and the centre of Woore Village. This spectacular property which offers more features that we can list is well worth a detailed inspection.

Council Tax band: F

Tenure: Freehold





GROSS INTERNAL AREA
TOTAL: 318 m²/3,430 sq.ft
CELLAR: 10 m²/108 sq.ft, GROUND FLOOR: 147 m²/1,587 sq.ft
FIRST FLOOR: 107 m²/1,157 sq.ft, SECOND FLOOR: 54 m²/578 sq.ft
EXCLUDED AREAS: GARDEN STORAGE SHED: 15 m²/161 sq.ft,
GARAGE: 34 m²/361 sq.ft, DECKING AREA: 22 m²/233 sq.ft
SIZE AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY