

HUNTERS[®]

HERE TO GET *you* THERE



Highfield House

Riding Barn Hill, Wick, BS30 5QZ

£1,600,000



Council Tax:



Highfield House

Riding Barn Hill, Wick, BS30 5QZ

£1,600,000



DESCRIPTION

Hunters Estate Agents, Downend are delighted to offer for sale this super detached property which occupies a secluded and private position in the popular village of Wick on the outskirts of the city.

This wonderful period property offers versatile accommodation and an abundance of features which include approximately five acres of land, stables with an equestrian area, a self contained annexe and ample areas for the storage of large vehicles.

Entry into the property is via a private driveway and electronic double gates, providing security and privacy. The gates open onto a large driveway with a double covered car port and a large water feature.

This characterful and well presented property is surrounded by wonderful picturesque countryside views which spread far and wide.

The spacious accommodation comprises to the ground floor; entrance hall, cloakroom, a large lounge with an inglenook fireplace housing a wood burner and patio doors opening out on a paved patio, a large dining room/living room which creates a super social area for entertaining and for the family to enjoy, a cottage style kitchen and utility room. To the first floor there are two bathrooms and five generous sized bedrooms. The master bedroom has a en suite.

The property has a self contained annexe which provides ideal comfortable modern accommodation for a dependent family member or an opportunity for additional rental income. The annexe has gas central heating and uPVC double glazed windows.

The annexe accommodation comprises; a large open plan living area, two good sized bedrooms, a study area and a bathroom with a separate shower cubicle.

Externally this charming property sits on approximately five acres of land, which include large areas of lawn surrounded by established trees which provide additional privacy.

For buyers with an equestrian interest, there are stables, a menage with floodlighting and paddock.

Additional benefits include gas central heating supplied by a Worcester boiler, double glazed windows and a security alarm.

Properties of this style and quality and with so much to offer are rarely available so an early internal viewing appointment is highly recommended.

ENTRANCE

Via a glazed panelled wooden door, leading into an entrance porch.

ENTRANCE PORCH

Dual aspect leaded double glazed windows, double radiator, tiled floor, door leading into entrance hall.

ENTRANCE HALL

Exposed brick chimney breast, part exposed stone wall, security entry system, security alarm control panel, under stairs storage cupboard, double radiator, tiled floor, spindled staircase leading to first floor accommodation, double doors leading into lounge and doors leading into kitchen and inner hall.

LOUNGE

24'2" x 20'9" (7.37m x 6.32m)

Dual aspect leaded double glazed windows, exposed stone inglenook fireplace housing a wood burner, TV aerial point, four double radiators, oak floor, leaded double glazed door leading onto a stone paved patio.

INNER HALL

Stained glazed internal window into kitchen, half wooden wall panelling, tiled floor, brick archway leading into dining room and door leading into cloakroom.

CLOAKROOM

Opaque leaded double glazed window to front, white suite comprising W.C. and wash hand basin with tiled splash backs, single radiator, tiled floor.

DINING ROOM

29'6" x 21'7" (8.99m x 6.58m)

Dual aspect leaded double glazed windows, ceiling rose, cornice ceiling, feature fireplace, two radiators, part exposed floorboards, half glazed double doors leading to front.

KITCHEN

18'3" x 11'1" (5.56m x 3.38m)

Leaded double glazed window to rear, beamed ceiling, ceiling with recessed spot lights, Belfast sink with chrome mixer tap and tiled splash backs, range of wall and base units, wooden worksurface, space for a Range oven, plumbing for dishwasher, space for a large fridge freezer, stable style door leading into utility room.

UTILITY ROOM

6'7" x 6'5" (2.01m x 1.96m)

Plumbing for washing machine, space for a tumble dryer, Worcester boiler supplying gas central heating and domestic hot water, flagstone floor, opaque, leaded and stained glazed panelled door leading to rear.

FIRST FLOOR ACCOMMODATION

LANDING

Leaded double glazed window to front, part exposed stone wall, security alarm control panel, walk-in storage cupboard, two double radiators, spindled balustrade, doors leading into all bedrooms and bathrooms.

BEDROOM ONE

14'0" x 11'8" (4.27m x 3.56m)

Dual aspect leaded double glazed windows, two single fronted built in wardrobes with hanging rails, single radiator, door leading into en suite.

EN SUITE

Opaque leaded double glazed window to front, suite comprising wash hand basin and shower cubicle, single radiator,

BEDROOM TWO

16'5" x 10'8" (5.00m x 3.25m)

Two leaded double glazed windows to rear, built in double fronted wardrobe with shelving and hanging rail, double radiator, laminate floor.

BEDROOM THREE

12'9" x 12'6" (3.89m x 3.81m)

Leaded double glazed window to front, built in double fronted wardrobe with shelving and hanging rail, double radiator.

BEDROOM FOUR

14'0" x 11'8" (4.27m x 3.56m)

Dual aspect leaded double glazed windows, double radiator.

Tel: 0117 956 1234

BEDROOM FIVE

10'0" x 8'3" (3.05m x 2.51m)

Leaded double glazed window to front, beamed ceiling, single radiator, wooden floor.

BATHROOM ONE

10'7" x 8'9" (3.23m x 2.67m)

Opaque leaded double glazed window to rear, beamed ceiling, white suite comprising W.C wash hand basin, panelled jacuzzi bath with chrome mixer tap and shower attachment, shaver point, half tiled walls, two double radiators.

BATHROOM TWO

12'1" x 7'2" (3.68m x 2.18m)

Two opaque leaded windows to rear, white suite comprising W.C. wash hand basin and panelled bath with chrome mixer tap and shower attachment, tiled splash backs, two single radiators, tiled floor.

OUTSIDE

Entry is gained via electronic operated double gates which lead into a large area which is laid to loose chippings with large feature pond and established herbaceous borders displaying mature trees and shrubs.

There is a covered vehicle storage area with power and light measuring 20'1" x 19'3" with a secure office area to the side which measures 14'5" x 7'5" and has dual aspect windows.

To the side of the property leading from the lounge there is a stone paved patio and large area of lawn with established trees.

To the rear of the property there are stables, a secure equestrian area with wooden fence surround and a floodlit menage

THE ANNEXE

ENTRANCE

Via an opaque glazed panelled wooden door, leading into living area.

LIVING AREA

22'8" x 22'1" (6.91m x 6.73m)

Three uPVC double glazed windows to front, ceiling with recessed LED spot lights, stainless steel single drainer sink unit with chrome mixer tap and tiled splash backs, range of white wall and base units incorporating an integral electric

oven and four ring ceramic hob with a stainless steel cooker hood over, plumbing for washing machine, space for a tumble dryer, space for a large fridge freezer, roll edged work surface, two radiators, tiled floor, door leading into bathroom and hall.

HALL

Ceiling with recessed LED spot lights, a study area housing immersion heater, laminate floor, doors leading into bathroom and both bedrooms.

BEDROOM ONE

20'9" x 12'5" (6.32m x 3.78m)

Dual aspect uPVC double glazed windows, ceiling with recessed LED spot lights, two radiators, laminate floor, under floor heating.

BEDROOM TWO

13'4" x 7'5" (4.06m x 2.26m)

uPVC double glazed window to front, ceiling with recessed LED spot lights, laminate floor, under floor heating.

BATHROOM

11'0" x 9'8" (3.35m x 2.95m)

Ceiling with recessed spot lights, modern white suite comprising W.C. wash hand basin with chrome mixer tap, freestanding bath with freestanding chrome mixer tap with shower attachment, walk-in shower with chrome shower system, monsoon shower head and hand held attachment, tiled splash backs, chrome heated towel rail, tiled floor, under floor heating.

GARDEN

Paved area with a small area laid to artificial lawn, raised sleeper boarders, covered area laid to loose chippings, security lighting, wooden fencing.



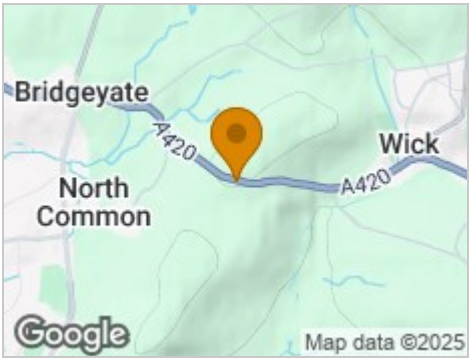
Road Map



Hybrid Map



Terrain Map



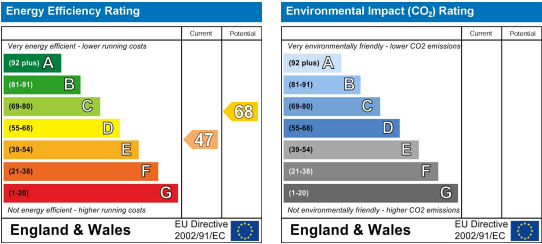
Floor Plan



Viewing

Please contact our Hunters Downend Office on 0117 956 1234 if you wish to arrange a viewing appointment for this property or require further information.

Energy Efficiency Graph



These particulars are intended to give a fair and reliable description of the property but no responsibility for any inaccuracy or error can be accepted and do not constitute an offer or contract. We have not tested any services or appliances (including central heating if fitted) referred to in these particulars and the purchasers are advised to satisfy themselves as to the working order and condition. If a property is unoccupied at any time there may be reconnection charges for any switched off/disconnected or drained services or appliances - All measurements are approximate. **THINKING OF SELLING?** If you are thinking of selling your home or just curious to discover the value of your property, Hunters would be pleased to provide free, no obligation sales and marketing advice. Even if your home is outside the area covered by our local offices we can arrange a Market Appraisal through our national network of Hunters estate agents.