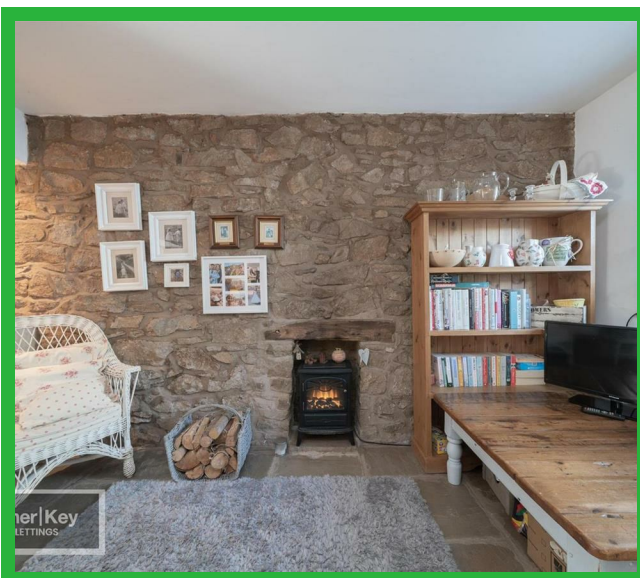






Charming stone farmhouse offering character throughout with stone flag floors, feature fireplaces and a farmhouse kitchen with Aga and Belfast sink. Three reception areas, utility and wet room, three good bedrooms plus a stylish bathroom. Attractive terraced rear garden with patio and outside WC.

Porch

Double glazed windows, stable door, stone flag floor.

Lounge 13' x 11'

Multi-burner stove, radiator, beamed ceiling, steps up to:

Sitting Area 10'8 x 6'5

Double windows and door to rear garden, radiator.

Snug 12'10 x 11'

Stairs to first floor, stone flag floor, radiator.

Utility 6'10 x 5'9

Worktop, plumbing for washing machine, Double glazed window.

Wetroom

Shower, low flush W/C, built-in cupboard with Ideal Logic combi, extractor fan, heated towel radiator, Double glazed window.

Farmhouse Kitchen/Dining Room 15'9 x 14'2 max

Pine fitted units and wall cupboards, gas fired Aga in feature chimney breast, two Double glazed windows, stone flag floor, stable door to rear garden, Belfast sink, plumbing for dishwasher.

Landing

Double glazed window, radiator, built-in cupboards.

Bedroom 13' x 8'

Double glazed window, radiator, built-in wardrobes.

Bedroom 11'5 x 9'8

Radiator, Double glazed window.

Bedroom 14'3 x 10'2

Two double glazed windows, radiator.

Bathroom

Double ended bath, porcelain wash basin, low flush W/C, shower enclosure, extractor fan, heated towel radiator.

Outside

Tiered rear garden.

Misrepresentation Act 1967 \ Consumer Protection from Unfair Trading Regulations 2008 and the Business Protection from Misleading Marketing Regulations 2008

Every care has been taken with the preparation of these Particulars but complete accuracy cannot be guaranteed. If there is any point, which is of particular importance to you, please obtain professional confirmation; alternatively, we will be pleased to check the information for you. We have not tested any apparatus, equipment, fixture, fittings or service and so cannot verify they are in working order, fit for their purpose, or within ownership of the sellers. Items shown in photographs are NOT included unless specifically mentioned in writing within the sales particulars. They may however be available by separate negotiation.

These details are prepared as a general guide only, and should not be relied upon as a basis to enter into a legal contract, or commit expenditure. An interested party should consult their own surveyor, solicitor or other professionals before committing themselves to any expenditure or other legal commitments. If any interested party wishes to rely upon any information from the agent, then a request should be made and specific written confirmation can be provided. The agent will not be responsible for any verbal statement made by any member of staff, as only a specific written confirmation should be relied upon. The agent will not be responsible for any loss other than when specific written confirmation has been requested.

All Dimensions are approximate. Items shown in photographs are NOT included unless specifically mentioned in writing within the sales particulars. They may however be available by separate negotiation.

Misrepresentation Act 1967 and Consumer Protection Regulation

These details are prepared as a general guide only, and should not be relied upon as a basis to enter into a legal contract, or commit expenditure. An interested party should consult their own surveyor, solicitor or other professionals before committing themselves to any expenditure or other legal commitments. If any interested party wishes to rely upon any information from the agent, then a request should be made and specific written confirmation can be provided. The agent will not be responsible for any verbal statement made by any member of staff, as only a specific written confirmation should be relied upon. The agent will not be responsible for any loss other than when specific written confirmation has been requested.