

MARSH & MARSH PROPERTIES

Scholes Farm House, Scholes Lane, Greetland, HX4 8QB

£475,000



****ATTENTION ALL YOUNG OR GROWING FAMILIES**** A fascinating FOUR DOUBLE BEDROOM grade II listed family home in the highly sought-after area of Greetland. This stunning home is rich in character, boasting original features throughout, including exposed stone walls, ceiling beams, and beautiful stone inglenook fireplaces. Offering the perfect blend of rustic charm and modern convenience, this property features stylish bathrooms and a contemporary dining kitchen, making it ideal for families seeking both tradition and comfort. The whole property has received new bespoke mullion windows throughout last summer. This character-filled family home is situated in the highly desirable village of Greetland, known for its scenic surroundings, excellent local amenities, and fantastic transport links. On the ground floor, the property comprises an entrance hall leading to an inner hallway, a spacious lounge, a modern dining kitchen, a rear entrance, and a cloakroom. The first floor features a landing leading to four well-proportioned double bedrooms, including a master bedroom with an ensuite. A beautifully appointed house bathroom completes upstairs. Externally, to the rear is a well-presented enclosed garden with both a stone flagged patio and a lawn area perfect for relaxing. To the front of the property is a stone flagged yard and allocated parking for two vehicles. An internal inspection is highly recommended to appreciate the charm, and unique features this wonderful property has to offer.

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ENTRANCE HALL



A welcoming entrance hall featuring a beautiful traditional wooden front door with an exposed stone frame and a wooden beam overhead. The room boasts exposed ceiling beams, a tiled floor, and a radiator. It provides access to both the inner hallway and the lounge, setting the tone for the character-filled home that follows.

INNER HALLWAY



The inner hallway mirrors the tiled flooring from the entrance hall and features stunning exposed stone walls and wooden ceiling beams, maintaining the home's rustic charm. An open staircase leads to the first floor, and a Velux window adds natural light. Additional features

include wooden ceiling cladding, an internal window into bedroom three and a radiator. The high ceilings create a sense of space throughout this area.



REAR ENTRANCE

The rear entrance continues the home's charming theme with the same tiled floor found in the entrance hall and inner hallway. The traditional wooden door opens to the rear garden, while the exposed stone walls add character to the space.

CLOAKROOM



A convenient cloakroom featuring a low-flush toilet, a pedestal sink, and a radiator. The room is completed with ceiling spotlights and the same tiled flooring found throughout the entrance hall, inner hallway, and rear entrance.

DINING KITCHEN 5.7 x 5.8m (18'6 x 19'0)

A modern fitted kitchen offering both style and functionality. It features a one-and-a-half sink with a chrome mixer tap and is equipped with integrated appliances, including a dishwasher, washing machine, and fridge freezer. A built-in double oven and grill, Stoves hob, and extractor fan complete the cooking area. A standout feature is the kitchen island unit with seating for two

people, perfect for casual dining. The room also boasts an exposed stone inglenook fireplace with a gas fire, adding warmth and character. Exposed ceiling beams enhance the rustic charm, and tiled flooring runs throughout the space. Additional storage is provided with under-stair storage, while an exposed stone doorway leads into the lounge, and exposed stone mullion windows add to the character of the space.



LIVING ROOM 5.7 x 5.6m (18'6 x 18'2)

A spacious lounge that features stunning exposed wooden ceiling beams and an exposed stone inglenook fireplace with a large multi-fuel stove, creating a cozy focal point for the room. An exposed stone doorway leads into the dining

kitchen, and the exposed stone mullion windows add to the period charm. This room is perfect for relaxing or entertaining in style.

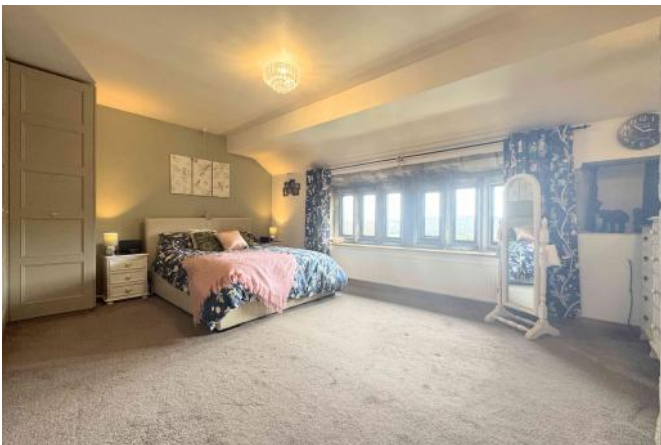


LANDING



The landing features an open staircase with a Velux window that floods the space with natural light. There is a large airing cupboard with shelving that houses the combination boiler, offering practical storage.

BEDROOM ONE 5.7 x 4.2m (18'6 x 13'7)



A generous double bedroom with a striking exposed stone feature fireplace and exposed stone walls, adding to the room's rustic charm. The space includes large, fitted wardrobes, providing ample storage, and a hidden door leads to the ensuite. The room is completed with exposed stone mullion windows, creating a light-filled, comfortable retreat.



EN-SUITE



A modern ensuite shower room featuring a three-piece suite, including a walk-in shower cubicle with a glass shower screen, a rainfall shower and handheld power shower, a low flush toilet, and a pedestal sink. The room is finished with tiled floors and walls, sensor-operated ceiling spotlights, and an extractor fan for added convenience. A Velux window adds natural light, making this ensuite both practical and stylish.

BEDROOM TWO 3.2 x 4.2m (10'7 x 13'7)



A charming double bedroom with exposed stone walls that enhance the rustic feel. The room includes a radiator for warmth and features access

to a mainly boarded loft, which can be reached via a pull-down ladder and includes a light for easy use. The room also has stone mullion windows, adding to its character.



BEDROOM THREE 1.9 x 5.1m (6'0 x 16'6)



A double bedroom with a radiator and an internal window that overlooks the landing, allowing for additional light and a sense of space. The room also benefits from stone mullion windows, adding charm and character to the room.

BEDROOM FOUR 2.4 x 3.2m (7'10 x 10'4)



A double bedroom that features a radiator and a stone mullion window.

BATHROOM



A beautifully appointed house bathroom featuring a four-piece suite, including a bathtub, a walk-in shower cubicle with a glass shower screen and a rainfall power shower above. Additional fixtures include a low flush toilet, a pedestal sink, and partially tiled walls. The room also includes a radiator, an extractor fan, and a Velux window, allowing natural light to fill the space while maintaining privacy.

EXTERNAL



To the rear of the property is an enclosed garden featuring a stone-flagged patio, a lawn area, and a garden shed, providing a peaceful outdoor retreat. To the front, there is an enclosed front garden

with a stone-flagged patio, creating a charming entrance to the home. Parking for two vehicles is available to the front of the property.

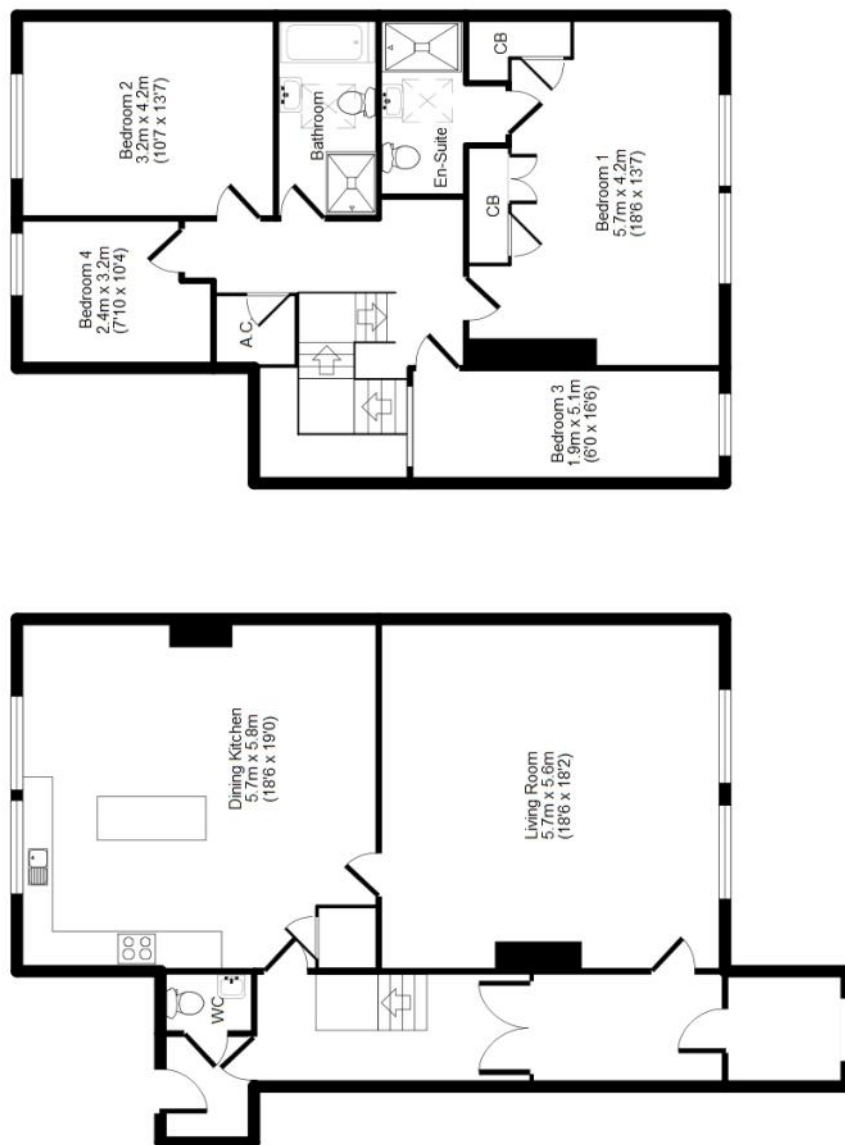


The property shares a septic tank with two neighbouring homes, with the annual cost split three ways.



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164 sq. m / 1763 sq. ft.

For illustrative purposes only. Not to scale. Room dimensions are given as maximum distances. Floor Plan measurements are approximate and are for illustrative purposes only. While we do not doubt the floor plans accuracy, we make no guarantee, warranty or representation as to the accuracy and completeness of the floor plan. You or your advisors should conduct a careful, independent investigation of the property to determine to your satisfaction as to the suitability of the property for your space requirements. All images and dimensions are not intended to form part of any contract or warranty.

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