



Malthouses, Gentleshaw, WS15 4LU

Offers in the Region Of £550,000

Gentleshaw

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0.46 ACRE PLOT Welcome to Malthouses, a wonderful characterful property situated in the scenic village of Gentleshaw with stunning panoramic views of open countryside.

Being tastefully refined and extended this beautiful property boasts a welcoming entrance hall with feature fireplace, cosy family living room, ground floor shower room, versatile bedroom four/additional sitting room and completing the ground floor is the simply lovely kitchen with bespoke Laura Ashley units and high spec Miele appliances. You also have a large lantern and quartz work surfaces to complete the room.

Stairs lead to the first floor where you will find three generous bedrooms all with charming views and also a serene family bathroom.

Outside this home occupies a 0.46 acre plot with sprawling garden space, fenced play area and the added benefit of a versatile garage space with pre planning for a one bedroom detached dwelling (call for more information).

Nearby amenities include a handful of shops, local schools and also easily accessible transport links within easy reach.

CALL NOW TO VIEW!!!











Agent's Note:

Every care has been taken with the preparation of these Sales Particulars but they are for general guidance only and complete accuracy cannot be guaranteed. If there is any point which is of particular importance, professional verification should be sought. The mention of any fixtures, fittings and/or appliances does not imply they are in full efficient working order as they have not been tested. All dimensions are approximate. Photographs are reproduced for general information and it cannot be inferred that any item shown is included in the sale. These Sales Particulars do not constitute a contract or part of a contract.
Came on the market:

Property Specification

0.46 ACRE PLOT
SOUGHT AFTER SEMI-RURAL LOCATION
BEAUTIFULLY RENOVATED
PRE APPROVED PLANNING FOR SEPARATE DWELLING
STUNNING VIEWS

Hallway

Living Room 4.15m (13'7") x 4.13m (13'7")

Kitchen/Diner 7.00m (23') x 6.00m (19'8")

Shower Room

Landing

Bedroom 1 3.82m (12'6") x 3.17m (10'5")

Bedroom 2 3.40m (11'2") x 2.65m (8'8")

Bedroom 3 3.50m (11'6") x 2.36m (7'9")

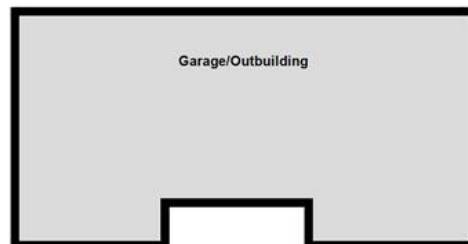
Sitting Room/Bedroom Four 3.47m (11'5") x 2.51m (8'3")

Bathroom

Garage/Outbuilding (APPROX) 10.52m x 5.35m

Council tax band: E
Tenure: Freehold

Ground Floor



First Floor



Energy Efficiency Rating

Score	Energy rating	Current	Potential
92+	A		
81-91	B		89 B
69-80	C		
55-68	D		
39-54	E	39 E	
21-38	F		
1-20	G		

Map Location

