

Waterleys Cottage Main Street, Willoughby Waterleys,



Offers Over £750,000

Nestled in the charming village of Willoughby Waterleys, this exquisite five-bedroom detached family home offers a perfect blend of modern living and countryside tranquillity. Set on a generous plot, the property boasts flexible living accommodation that caters to the needs of a growing family. Upon entering, you are greeted by a spacious entrance hall that leads to a convenient cloakroom with a utility cupboard. The stylish lounge, accessible through double doors, provides a warm and inviting space for relaxation. The heart of the home is undoubtedly the family breakfast kitchen, featuring a central island and integrated appliances, ideal for culinary enthusiasts. Bi-folding doors seamlessly connect the family kitchen to the garden, while another set opens into the delightful orangery, which also features bi-folding doors leading to the outdoor space. For those seeking leisure, the heated pool and sauna are conveniently accessed from the orangery, creating a perfect retreat for relaxation. The ground floor also includes a garage with internal access, leading to a plant room and stairs that rise to the fifth bedroom, which offers self-contained annexed accommodation complete with a kitchenette and shower room that could easily be used to run a business from home. On the first floor, you will discover four generously sized double bedrooms, with the master suite featuring a dressing room and an ensuite bathroom. The family bathroom is well-appointed, including a separate shower for added convenience. The private rear garden is a true oasis, featuring timber decked seating areas, lush lawns, mature trees and shrub borders, all framed by stunning views of the open countryside. To the front, a gravelled driveway provides ample parking and leads to the double integral garage. This remarkable property is not just a house; it is a home that promises comfort, style, and a lifestyle of leisure in a picturesque setting. Offered with no upward chain viewing is highly advised.

Entrance Hall



Enter via a composite cottage style front door into this beautiful home where you will find a window to the front aspect fitted with bespoke shutters, a useful storage cupboard, oak flooring and the staircase rising to the first floor.

Cloakroom 5'5" x 5'5" (1.65m x 1.65m)



Fitted with a back to wall WC and wash hand basin set into a vanity unit. Ceramic floor tiles and an opaque window fitted with attractive shutters. Double doors open into a laundry room with space and plumbing for a washing machine and tumble dryer.

Lounge 11'8 x 20'1 (3.56m x 6.12m)



The stylish lounge, accessible through double doors from the hall provides a warm and inviting space for relaxation. With attractive half height wall panelling and dual aspect windows fitted with bespoke shutters allow lots of natural light to flood in.

Lounge Photo 2



Family Breakfast Kitchen 13'1" x 34'9" (3.99m x 10.59m)



Fitted with a wide range of bespoke hand painted cabinets with quartz surfaces. Belfast double sinks with mixer taps. Built in double oven, microwave and coffee machine. Integrated dishwasher and space for an American fridge freezer. The central island has an induction hob with extractor canopy over, a wine & beer cooling fridge and breakfast bar seating. A window to the front aspect is fitted with bespoke shutters and oak flooring continues throughout the room. The family area has bespoke fitted shelving with a fireplace housing a gas fire and two sets of bi-folding doors open into the garden and also into the orangery.

Family Dining kitchen Photo 2



Family Area Photo



Orangery 24'2" x 18'1" (7.37m x 5.51m)



This stunning room has an insulated roof with attractive metal cross beams and exposed brick walls. The inglenook fireplace houses a wood burning stove and bi-folding doors open into the garden. This is currently being used as a dining room and snug making it the perfect entertaining space.

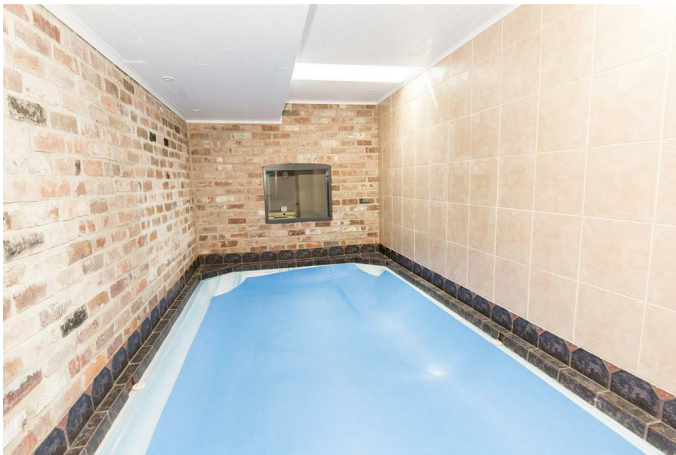
Orangery Photo 2



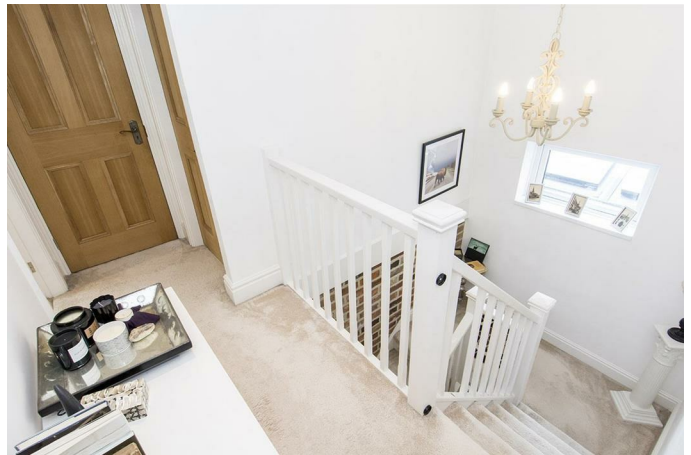
Sauna Photo



Pool/Sauna Room



First floor Landing



The heated pool and sauna are conveniently accessed from the orangery, creating a perfect retreat for relaxation.

The galleried landing has a window allowing lots of natural light to flood in. Oak internal door give access to the bedrooms and bathroom.

Master Bedroom 13'0" x 20'4" (3.96m x 6.20m)



A double bedroom with dual aspect windows to the rear aspect enjoying views over the garden which are fitted with bespoke shutters.

Master Bedroom Photo 2



Dressing Room 9'11" x 6'7" (3.02m x 2.01m)



Fitted with ample fitted clothes hanging space. Window to the side aspect fitted with bespoke shutters.

En-Suite 6'10" x 5'5" (2.08m x 1.65m)



Fitted with a low level WC, Pedestal hand wash basin, Walk-in shower with glass screen, Ceramic wall and floor tiles, Chrome heated towel rail, Illuminated wall mirror, Opaque window to the rear aspect.

En-suite Photo 2



Bedroom Two 13'1" x 10'11" (3.99m x 3.33m)



A double bedroom with built-in wardrobes and a window to the front aspect fitted with bespoke shutters.

Bedroom Two Photo 2



Bedroom Three 11'10" x 10'3" (3.61m x 3.12m)



A double bedroom with built-in wardrobes and dual aspect windows to the front and side aspects both fitted with bespoke shutters.

Bedroom Three Photo 2



Bedroom Four 12'5 x 8'11 (3.78m x 2.72m)



A double bedroom with a window to the front aspect fitted with bespoke shutters. This bedroom is currently being used as a single bedroom with a work from home desk.

Bedroom Four Photo 2



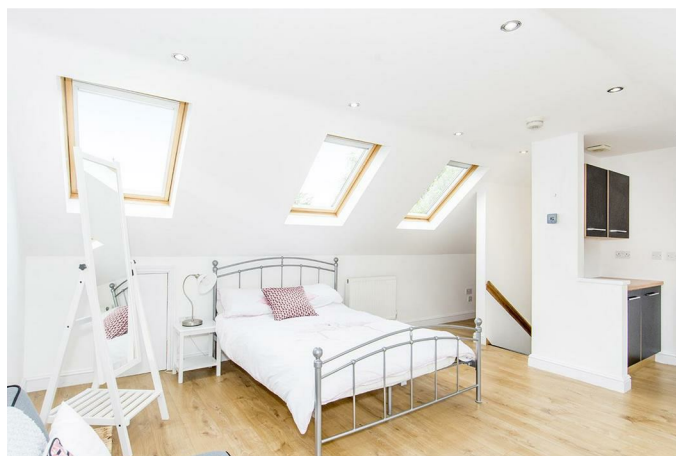
Bathroom 7'7" x 5'5" (2.31m x 1.65m)

Fitted with a low level WC. Dual had wash basins set onto bespoke cupboards. Inset bath with central taps and shower attachment. Separate shower enclosure. Chrome heated towel rail. Ceramic tiled walls and luxury vinyl flooring. Opaque window to the rear aspect fitted with bespoke shutters.

Bathroom Photo 2



Bedroom Five Annexe 21'3 x 15'7 (6.48m x 4.75m)



Stairs from the ground floor give access to this spacious double bedroom which has six Velux roofline windows, laminate flooring and under eaves storage space. There is a kitchenette with storage cupboards and a stainless steel sink unit. This is accessed separately from the main house and could be used for a dependent relative, independent teenager or to run a business from home.

Bedroom Five Annexe Photo 2



En-suite Photo 2



En-Suite 8'10" x 2'6" (2.69m x 0.76m)



Garden



Fitted with a low level WC , wall mounted wash hand basin and a shower enclosure. Ceramic wall tiles and laminate flooring.

The private rear garden is a true oasis, featuring timber decked seating areas, lush lawns, mature trees and shrub borders, all framed by stunning views of the open countryside. Gated side access and outside tap.

Garden Photo 2



Garden Photo 3



Garden Photo 4



Frontage Photo.

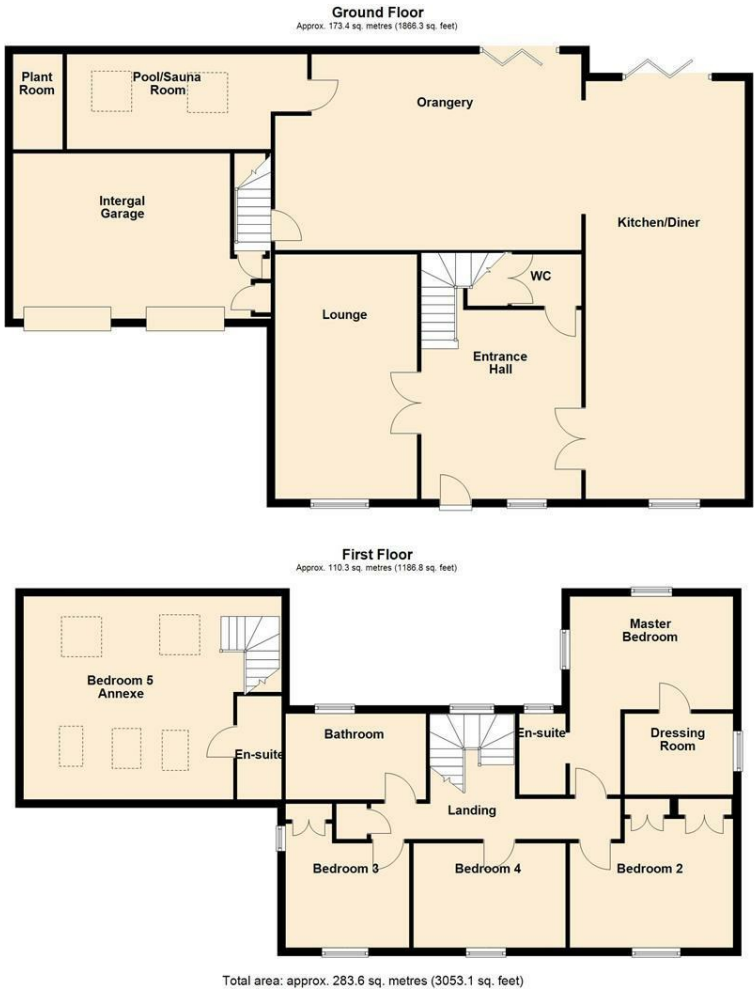


Garage & Parking 21'3 x 15'7 (6.48m x 4.75m)



To the front you will find a gravel drive providing ample parking leading to the garage. There is Electric Vehicle charging point and an outside tap. The low maintenance front garden has steps leading down to the main entrance of the home.

Floor Plan



Area Map



Energy Efficiency Graph

