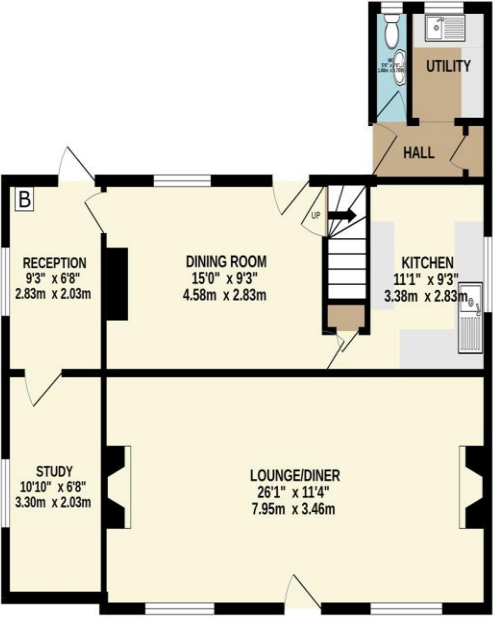
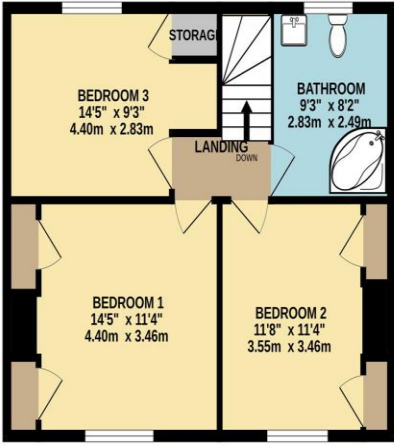




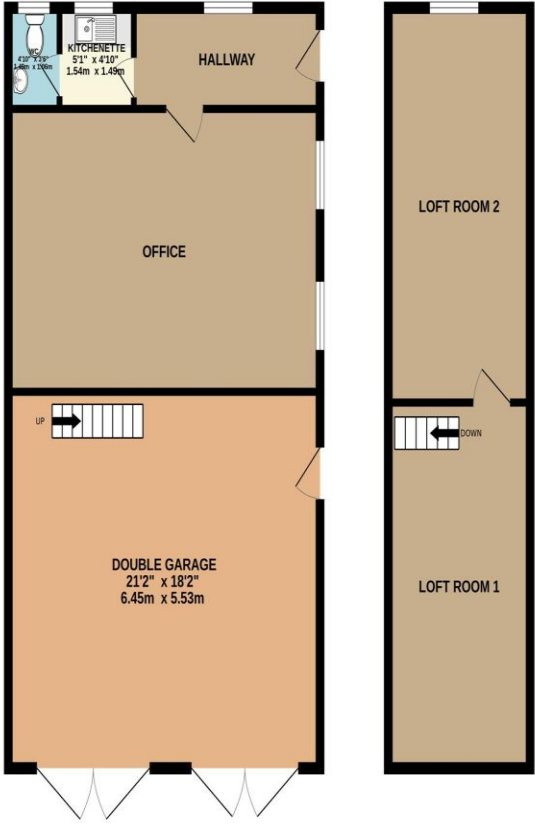
GROUND FLOOR
720 sq.ft. (66.9 sq.m.) approx.



1ST FLOOR
527 sq.ft. (49.0 sq.m.) approx.

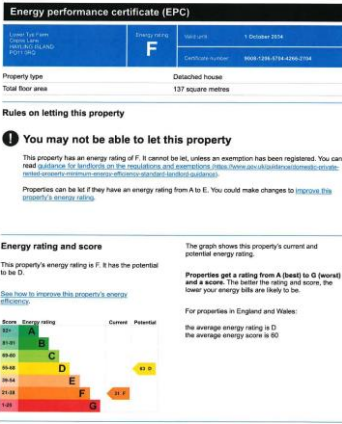


OUTSIDE
1128 sq.ft. (104.8 sq.m.) approx.



TOTAL FLOOR AREA : 2375 sq.ft. (220.6 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Lower Tye Farmhouse, Copse Lane

Northney, Hayling Island PO11 0RQ

Price: £745,000

DESCRIPTION

Nestled in the picturesque semi-rural village of Northney, Hayling Island, this charming Grade II Listed three-bedroom detached farmhouse dates back to the mid-1700s and offers a rare opportunity to acquire a rarely available and sought after home. Set on a generous plot with extensive gardens, the property enjoys idyllic outlook over horse stables and fields to the front and offers tremendous potential for in-keeping modernisation. Accessed via a characterful stable door, the ground floor features a 26' lounge/diner with large inglenook fireplace and an additional original cooker range fireplace, both exuding period charm. A formal dining room, kitchen, utility room, ground floor WC and two further reception rooms complete the ground floor. Upstairs, there are three double bedrooms and a spacious family bathroom. Outside the property boasts extensive side and rear gardens with various outbuildings, ample parking for 7-8 vehicles, and a large double garage complete with separate office, WC and kitchenette. Above the garage, two loft rooms span the full length of the building, offering excellent potential for a studio, hobby space, or guest accommodation (subject to necessary consents) . This beautiful period farmhouse offers a wonderful opportunity to restore and enhance this charming property and is being offered with no forward chain. Internal viewing is essential to fully appreciate all that this home has to offer. Viewings strictly by appointment only.

ACCOMMODATION

LOUNGE/DINER: 26' 1" x 11' 4" (7.94m x 3.45m)

DINING ROOM: 11' 7" x 9' 3" (3.53m x 2.82m)

KITCHEN: 9' 3" x 8' 2" (2.82m x 2.49m)

UTILITY ROOM: 5' 6" x 5' 4" (1.68m x 1.62m) & WC

STUDY: 11' 7" x 6' 8" (3.53m x 2.03m)

RECEPTION: 9' 2" x 6' 8" (2.79m x 2.03m)

FIRST FLOOR



BEDROOM 1: 11' 9" x 11' 5" (3.58m x 3.48m)

BEDROOM 2: 11' 5" x 9' 6" (3.48m x 2.89m)

BEDROOM 3: 14' 5" x 9' 3" (4.39m x 2.82m)

BATHROOM: 9' 3" x 8' 0" (2.82m x 2.44m)

OUTSIDE

DOUBLE GARAGE: 21' 2" x 18' 2" (6.45m x 5.53m)

OFFICE: 21' 2" x 13' 8" (6.45m x 4.16m)

KITCHENETTE & SEPARATE WC

TWO LOFT ROOMS

AMLPLE OFF ROAD PARKING

