

# LAUREL & WYLDE

E S T A T E   A G E N T S



## Sutton House , Stone Allerton, Somerset BS26 2NG £695,000

\*\*\* PLEASE CLICK ON THE VIDEO TAB TO SEE OUR AMAZING PROPERTY VIDEOS \*\*\* WHO WANTS A SPECTACULAR DESIGN AND BUILD HOME? OR A FABULOUS RENOVATION / EXPANSION PROJECT WITHIN THE DESIRABLE VILLAGE OF STONE ALLERTON \*\*\* DETACHED COTTAGE WITH APPROXIMATELY 4 ACRES OF LAND \*\*\* DOUBLE GARAGE, OUTBUILDING & DRIVEWAY PARKING FOR AT LEAST 10 CARS \*\*\* LIVING ROOM \*\*\* SITTING ROOM \*\*\* KITCHEN \*\*\* UTILITY ROOM \*\*\* SHOWER ROOM \*\*\* THREE BEDROOMS \*\*\* FAMILY BATHROOM \*\*\* NO ONWARD CHAIN \*\*\*



### Entrance Hall

Access through a UPVC double glazed door, with a front aspect UPVC double glazed window, wall lights, exposed original beams, radiator, stairs leading to first floor landing, and door leading to the sitting room.



### Sitting Room

A front aspect room with two UPVC double glazed windows, two radiators, ceiling light, exposed original beams, doors to the under stairs storage cupboard, living room, kitchen and utility room. The main feature of the room is an original stone-built inglenook fireplace with a wooden beam, tiled hearth and a large (condemned) cast iron fire.



### Kitchen

A side aspect room with UPVC double glazed window, ceiling light, rotating spotlights, tiled flooring. Fitted with a range of base and eye level units with granite effect worktops, inset one and a half bowl stainless steel sink with adjacent drainer and mixer tap, integrated stainless steel oven with a ceramic 4 ring hob and extractor fan.



### Second Reception Room

A rear and side aspect room with UPVC double glazed windows, ceiling lights, wall lights, radiator, a feature stone built fireplace with wooden beam.





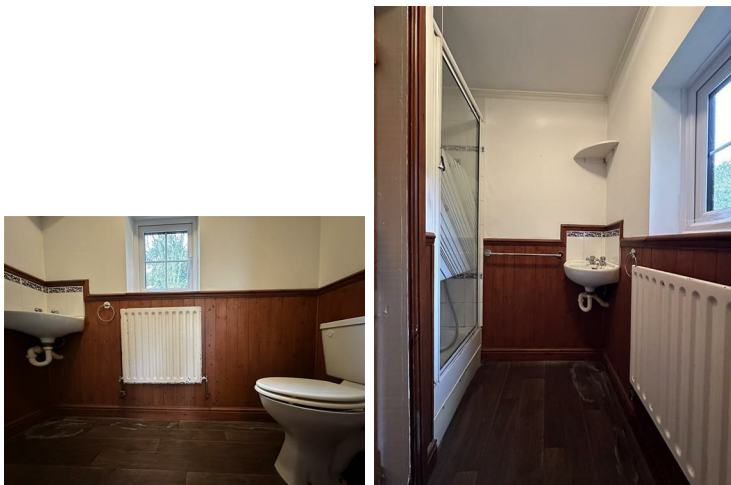
### Utility

A side and rear aspect room with UPVC double glazed window and wooden glazed stable door to the side, ceiling light, loft hatch giving access to roof space, tiled flooring and a door to the downstairs shower room.



### Shower Room

A front aspect room with a UPVC double glazed window, ceiling light, radiator, wood effect vinyl flooring, low level wc, corner wash hand basin and a tiled and glazed step in shower.



### Upper Landing

Exposed original beams, ceiling light, radiator, doors to bedrooms one, two, three and family bathroom.

### Bedroom One

A side aspect room with UPVC double glazed window, ceiling light, radiator, loft hatch giving access to roof space, built in wardrobes.



### Bedroom Two

A rear aspect room with UPVC double glazed window, ceiling light, radiator, loft hatch giving access to roof space.



### Bedroom Three

A front aspect room with UPVC double glazed window, ceiling light, radiator, walk in wardrobe.



### Family Bathroom

A front aspect room with UPVC double glazed window, ceiling light, exposed original beams, loft hatch giving access to loft space, radiator, wood effect vinyl flooring, double doors to an airing cupboard, low level WC, pedestal wash hand basin, a panel enclosed bath with a mixer tap and handheld shower attachment.





### Garden

To the front is a good-sized garden area with access to a useful outbuilding, to the side is a very large driveway with parking for five plus cars, wooden five bar gate access and the driveway leads up to a detached double garage with a large up and over door with power and lighting.

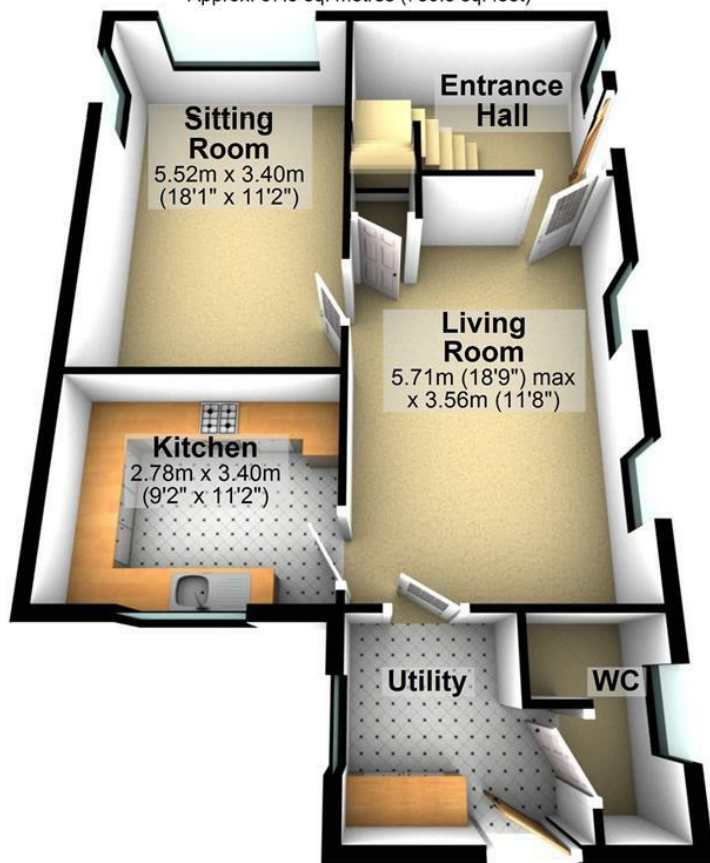
To the side of the garage is a walkway that leads to additional ground. The additional ground is approximately six acres and has hedging surround.





## Ground Floor

Approx. 67.9 sq. metres (730.5 sq. feet)



## First Floor

Approx. 59.3 sq. metres (638.6 sq. feet)



Total area: approx. 127.2 sq. metres (1369.2 sq. feet)

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
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