



Beatty House

Beatty House is situated in the village of Freiston which is one of the area's most sought-after villages. Less than ten minutes car journey from the town centre in one direction and the same to the picturesque Freiston Shore bird sanctuary and nature reserve in the other, the village is popular with all age groups and has two pubs that serve food, vets, community centre, village store and a great family butchers. It is close enough to town to be convenient and yet has a lovely semi-rural village feel, with a bowling green, park and playing field; ideal for dog walking and catching the odd cricket match in the summer.

Beatty House has been a happy family home to current owners Karen and Simon for several years, and they have loved living there so much that as their lives have evolved, so too has the property. All of the windows were replaced approximately 6 years ago and are still under warranty along with the boiler, but more recently, a large single story extension to the ground floor has created a fantastic new dining kitchen with roof lantern *and* another double bedroom with en-suite, giving the property four double bedrooms.

As their business grew, the family had an attractive detached brick studio and large garage built in the garden, complete with underfloor heating and solar panels, this could be ideal as a gym, home office or even a self-contained annexe subject to consent. The gated driveway now runs the full length of the plot, providing secure parking for several vehicles.

In our opinion, as a Victorian House the property has a lot of character and manages to blend traditional features with more modern and contemporary styles. This, along with an energy efficient 'B' Rating on the EPC which will ensure it will suit many different types of buyer.



Entrance – Front door opens into hallway with doors arranged off to the:

Dining Room/Sitting Room 5.29 m x 3.60 m (17'4 x 11'9) – Has a uPVC walk-in bay window to the front aspect and further window to the side aspect, radiator and central ceiling light point.

Lounge 5.30 m x 3.65 m (17'4 x 11'11) – Has a uPVC walk-in bay window to the front aspect, rustic style shelving to one side of the chimney breast and a radiator. A fireplace houses a Clearview cast iron wood burner upon a tiled hearth.



Open Plan Kitchen Diner 7.55 m x 5.95 m (24'9 x 19'6) Narrowing to 3.68 m (12'0) - The dining area is part of a single story extension to the property. This modern kitchen has uPVC French doors opening onto the rear decking and garden area, uPVC window to the side aspect and a tiled floor. A contemporary style kitchen comprises a range of quartz worktops and a co-ordinating breakfast bar with overhang for barstools. An extensive range of handleless drawer and cupboard units are fitted at both base and eye level. There is an inset Franke one and a half bowl sink unit with mixer tap over. Integrated appliances include a five burner gas hob and Neff extractor canopy, double oven and an integrated dishwasher. There is ample space for an American style fridge freezer and a sky lantern above the dining area.

Utility Room/WC – Has a uPVC window to the side aspect, York Stone flooring and wall mounted towel rail. **The Utility Room** comprises a two piece suite of modern, low flush WC with concealed system and a Belfast sink with industrial style mixer tap over. Sliding doors reveal storage space for washing machine and tumble dryer as well as handy shelving.

Ground Floor Bedroom 4.61 m x 3.74 m (15'1 x 12'3) – Is part of the ground floor extension and has a uPVC door and window to the rear aspect, a radiator and door to:

Ensuite 'Wet Room' - With low flush WC, pedestal wash hand basin and double shower unit.

Bedroom One 4.59 m x 3.67 m (15'0 x 12'0) – Has uPVC windows to the front and side aspect, a radiator, cast iron fireplace and wardrobes with hanging rail and shelving.

Bedroom Two 4.59 m x 3.67 m (15'0 x 12'0) – Has a uPVC window to the front and side aspect, radiator, fireplace and built-in wardrobe with hanging rail.

Bedroom Three 3.65 m x 2.47 m (11'11 x 8'1) – Has a uPVC window to the side aspect and a radiator.

Refurbished Bathroom – Has a uPVC window to the side aspect and a woodgrain effect tiled floor. The **Bathroom** comprises a four piece suite to include low flush WC, vanity wash basin with mixer tap over and drawers beneath, freestanding slipper bath with ball and claw feet and a large walk-in shower enclosure with rain shower fitted.

Outside - To the side of the property an extensive gravel driveway is divided by double gates for security and provides ample off-road car parking for several vehicles. The driveway leads down to a **Detached Brick Studio** with **Garage** having electric door, lights and power point connected.

The Attached Brick Built Studio 8.10 m x 6.08 m (26'6 x 19'11) - Has underfloor heating, uPVC French doors and windows overlooking the garden, lights and power points. It is currently used for storage, but this space would be absolutely ideal for anyone who worked from home, as a gym, hobbies room or to convert into an annex subject to the appropriate consent. Solar panels to the roof supply electricity.

The rear garden is totally enclosed by timber fencing and is laid to lawn with an extensive composite decking area leading from the dining room and ground floor bedroom in the main house.







Note: All measurements are approximate. The services, fixtures and fittings have not been tested by the Agent. All properties are offered subject to contract or formal lease.

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