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The Old Farmhouse, Old Main Road, Old Leake, PE22 9HR Offers Over £700,000

For viewers in need of an annex or larger than-usual accommodation, this substantial character property will take some beating. Indeed even the approach over the attractive and sheltered driveway alludes to something special - and once you are through the electric double gates, that first impression does not disappoint, benefitting as it does from a wonderfully secluded plot and beautiful surrounding gardens. It's also situated along a bypassed village lane within walking distance of a wide range of amenities including shops, schools and a doctors surgery.

For a property which has retained so many character features, the new buyer will be reassured to know that the owners have placed significant importance on energy efficiency which includes having the property re-roofed, fitted with 17 colour-matched solar panels, a 3.5kw battery and an air-source heat pump together with updated windows and wall-insulation to name but a few. Prioritising these elements is of course understandable given the size of the accommodation on offer, which includes six bedrooms and four reception rooms, with an integral first-floor flat ideal for buyers working from home or with older children wanting their own space. The accommodation itself has also been thoroughly updated and highlights include a mix of Oak, Karndean and Sandstone flooring, Murdoch Troon units in the kitchen and laundry room, new radiators and a wood-burning stove.

As comprehensive as the renovation of the main house has been, the owners investment in the development of one of several existing outbuildings into a lovely self-contained annex could be considered an even greater project - and one which complements the main property perfectly. The annex includes a generous en-suite double bedroom and a spacious dining lounge with wood-burning stove, together with a utility and a kitchen with French doors leading to its own private garden.

To summarise, this is a great example of how a period property can be comprehensively updated and developed without compromise to the character. It feels as if no expense has been spared and combine this with the idyllic secluded gardens, the Old Farmhouse perfectly illustrates why our 'county of sunsets' continues to prove popular, especially with buyers looking for larger family homes with character.

- Renovated Period Property With Six Bedrooms & Four Reception Room
- Self-Contained Five-Room Annex With Private Garden
- Extensive Parking and Further Outbuildings
- Beautiful Secluded Gardens
- Solar Panels, Air Source Heat Pump and Wood-burning Stoves
- Village Lane Location, Convenient For Amenities
- Tenure: Freehold. The property is not connected to mains drainage. EPC 'B' 87. Council Tax 'E'.







From the driveway the property can be approached via the pitched canopy porch having wooden stable door into the:

Side Entrance – Inner Hall - Having uPVC window to the side aspect and picture window to the far side, tiled floor, fitted double cupboard and doors arranged off to:

Kitchen 6.11m x 5.01m - With uPVC window to the side and feature ceiling beams. The kitchen has been comprehensively updated to include Murdoch Troon cupboard and drawer units to both base and eye level including glass fronted display cabinets and a central island with further under storage, solid wood work surface and breakfast bar. Inset double bowl sink with two lever mixer tap and a stainless steel style Smeg electric cooking range. The generous kitchen has sofa space and an exposed brick fireplace with sleeper style mantle and a Clearview wood-burning stove on a tiled hearth. Tiled floor, latched door to the secondary staircase and double doors to:

Dining Room 4.25m x 4.14m - The dining room is also a lovely size and enjoys a double aspect with windows to the side and French doors leading out to the garden, tiled floor, recessed lighting and further French doors which lead into the lounge.

Lounge 4.21m x 4.14m - The lounge overlooks the beautiful front garden and has an open grate fireplace with carved fire surround and arched chimney alcoves with shelving and fitted cupboard. Exposed ceiling beam and three wall light points.

A Further door from the kitchen also leads through to the:

Sitting Room 4.20m x 4.08m - Also overlooking the front garden, the sitting room has deep skirting and a Victorian style open grate fireplace with carved fire surround and feature alcoves to either side of the chimney breast.

Doors from both the lounge and sitting room lead through to the main **Front Entrance** having partially glazed and leaded front door, tiled floor, stairs to the first floor and steps leading down to an under stairs storage space.

Returning to the Inner Hall, further doors are arranged off to the first floor Annex staircase and to the:

Laundry Room 4.33m x 3.31m - With uPVC sash window and stable door to the side aspect. The laundry room benefits from a range of fitted Murdoch Troon cupboard and drawers to both base and eye level, with solid wood work surfaces and custom recesses for washing machine and tumble dryer. Latched door to a built-in cupboard and door through to the shower room.

Shower Room - Comprising a white suite of corner shower enclosure with Triton shower, pedestal hand basin, close coupled WC and radiator.

Ground Floor Bedroom 3.49m x 3.27m - With two uPVC windows to the side aspect and door leading through to the office/playroom.

Office/playroom 3.42m x 3.26m - With uPVC side windows and uPVC French doors leading out to the driveway and radiator.

First Floor Accommodation - Landing – The main landing is of a split level design with steps leading up to the front which has doors arranged off to:

Bedroom One 4.33m x 4.11m - with uPVC window overlooking the front garden, feature fireplace, picture rail, two radiators and two built-in wardrobes.

Guest Room/ Bedroom Two 5.08m x 4.33 - Bedroom two also overlooks the front garden and has the benefit of an en-suite bath, low-profile WC and hand basin.







Further steps lead up to the rear landing giving access to **Bedroom Three** and to the:

Bathroom with skylight, two wall lights and uPVC obscured window to the side. The bathroom comprises a four piece white suite in a traditional style with Lefroy Brooks fittings. Panel bath with soap holder, pedestal hand basin, low level WC and shower enclosure with rain head. Radiator.

Bedroom Three 3.95m x 3.73m - Recently decorated and with a new carpet, bedroom three has two windows to the side, radiator, built-in cupboard, stairs leading down to the kitchen and a further staircase leading up to the loft room.

Loft room 4.20m x 2.52m - Currently used as a double bedroom (**Bedroom Four**) with Velux style window and radiator.

Returning to the Inner Hall, a door leads to the Annex staircase and landing. This area essentially serves as an Integral **First Floor Flat** - with store cupboard and doors arranged off to:

Kitchen 2.77m x 2.45m - uPVC window to the side. There are fitted units at base and eye level with work surfaces having an inset sink/drainers with mixer tap, two ring Neff hob and eye level oven. Door through to the:

Lounge 2.81m x 2.38m - French doors opening to a Juliette style balcony and radiator.

Bedroom Five 3.35m x 2.75m - Having two Velux style windows, built-in double wardrobes and door to the **En-suite shower room** - Having corner shower enclosure, pedestal hand basin, WC and radiator.



Detached Annex

Having uPVC door into the: Entrance - With uPVC windows to the front and side aspect and having fitted Murdoch Troon units. Doors arranged off to:

Lounge 4.69m x 4.55m The lounge is a lovely size with uPVC window to the front aspect, Karndean flooring, exposed brick fireplace with wood burning stove and open access to the kitchen.

Dining Kitchen 4.69m x 4.31m - With French doors leading out to the rear annex garden. The kitchen features a generous range of cupboard and drawer units to both base and eye level, including deep pan drawers, eye level oven and grill and a four ring hob with extractor canopy over. One and a half bowl sink/drainers and vertical radiator.

Utility 2.51m x 1.77m Benefitting from Murdoch Troon units to base and eye level and having close-coupled WC, pedestal hand basin and spaces for washing machine and tumble dryer.

Double Bedroom 4.18m x 3.89m With uPVC bay window to the front and having a range of fitted wardrobes to one wall. The Bedroom also features an **En-suite**, with Velux style skylight, corner shower enclosure, hand-basin and close-coupled WC.

Outside – The extensive grounds of the Old Farmhouse are exceptionally presented and enjoy considerable seclusion. The property is approached through electrically operated arrow-tip double gates with matching railings and an intercom. The gates open to a picturesque sweeping driveway flanked by the mature trees, plants and shrubs of the generous front garden. The driveway extends up to a parking bay adjacent to the side entrance and detached annex. This area also has a brick and pantile outbuilding split into a store and a workspace with power, lighting, cupboards and a sink/drainers.

A farmhouse-style gate leads from the parking area to a lawned paddock garden on the right of the plot, interspersed with established trees. This area also benefits from a substantial pond, greenhouse and borders a neighbouring field to the side. There are two further garden areas of note, one for the detached annex and the rear garden of the main property. The latter is a generous size and principally laid to lawn with decking and sheltered seating area ideal for alfresco dining. To the left of this garden lies the walled garden of the annex which enjoys plenty of privacy and has a log store, a 2nd outside tap and a patio area which overlooks a pond and attractive trees, plants and shrubs. The Old Farmhouse is also well served with exterior lighting and features CCTV.







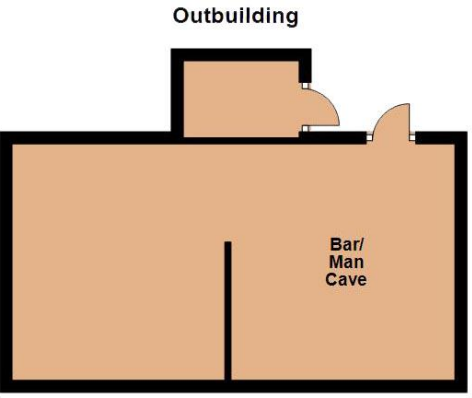
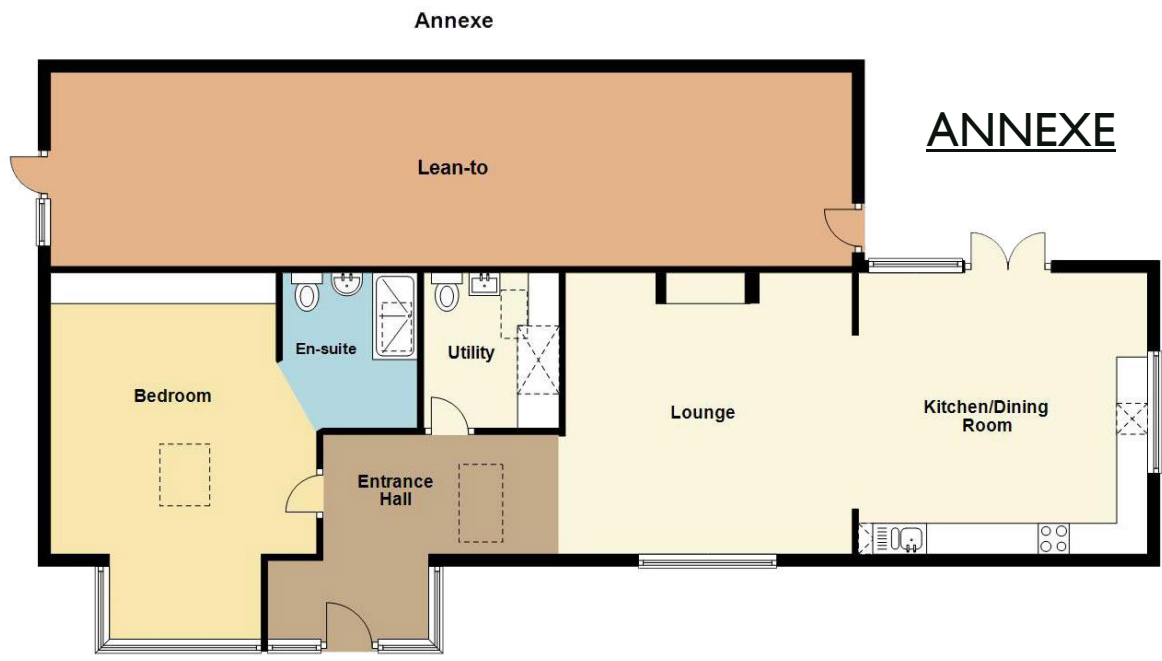
Ground Floor

Second Floor

First Floor

Outbuilding

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NOTE:

All measurements are approximate and should be used as a guide only. None of the services connected, fixtures or fittings have been verified or tested by the Agent and as such cannot be relied upon without further investigation by the buyer.

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