





An exciting opportunity awaits to own a character-filled four-bedroom detached home, set in a picturesque location with a generous plot spanning just over a third of an acre. This delightful property features two garages, a detached holiday lodge, four double bedrooms of which two have the benefit of en suite, family bathroom, four inviting reception rooms, an impressive kitchen diner, solar panels, and a beautifully landscaped garden. Viewing is highly recommended, available strictly by appointment only. Don't miss out on this unique chance to make this charming property your own.



## Middleton House

### Entrance Hallway

Featuring a double-glazed window to the side, stairs leading to the first floor, and doors leading to:

### Dining Room

Complete with a central heating radiator, recessed fireplace, and a double-glazed UPVC window to the front.

### Living Room

A multi-fuel burning stove as the focal point, situated on a raised hearth with an oak beam above. This room also includes a central heating radiator, double-glazed UPVC window to the side, built-in storage cupboards, and access to:

### Study

Including a central heating radiator, double-glazed UPVC window to the side, recessed spotlighting, and a connecting door to:

### Games Room

Providing a central heating radiator and a double-glazed UPVC window to the front.

### Kitchen Diner

With a selection of matching wall and base units, integrated dishwasher, straight edge preparation work surface, double sink with mixer tap over, Stoves gas cooker (subject to separate negotiation), double glazed windows to the side elevations, dining area with central heating radiator, double glazed French doors leading out onto the patio, side access stable style door and a door leading through to the utility room.



### Utility Room

With a selection of matching wall and base units having a single stainless steel sink with tap and drainer, space for washing machine and tumble dryer, double glazed window to the side elevation, central heating radiator and a door leading to the integral garage.

### WC/Cloaks

Featuring a low-level WC, wash hand basin with individual hot and cold taps, and a double-glazed UPVC window to the rear.







### First floor Landing

With a built-in storage cupboard, skylight, loft hatch, stairs leading to the second floor, and access to:

### Bedroom 2

Featuring a central heating radiator, double-glazed UPVC window to the rear, skylight, recessed spotlighting, and an en-suite shower room.

### En Suite Shower Room

Comprised of a three-piece suite, including a low-level WC, wash hand basin with mixer tap, shower cubicle with glass bifold door, electric shower, and an electric extractor fan.

### Bedroom 3

Equipped with a central heating radiator and a double-glazed UPVC window to the front.

### Bedroom 4

Including a central heating radiator, double-glazed UPVC window to the front, and a ceiling beam.

### Family Bathroom

Featuring a four-piece suite, comprising a low-level WC, wash hand basin with individual hot and cold taps, shower cubicle with shower over, bath with individual hot and cold taps, central heating radiator, and a double-glazed UPVC window to the rear with opaque glass.

### Second floor - Master Bedroom

Complete with a central heating radiator, double-glazed UPVC window to the side, recessed spotlighting, loft hatch, and access to:

### Second Floor- Dressing Room

Featuring built-in cupboards, a double-glazed window to the side, central heating radiator, and a connecting door to the en-suite shower room.

### Second floor- En Suite Shower Room

Comprised of a three-piece suite, including a low-level WC, wash hand basin with mixer tap, shower cubicle with glass sliding door, double-glazed skylight to the rear, recessed spotlighting, and a heated ladder towel rail.

### The Lodge

The lodge is currently used by the owners as an Air B&B and details relating to the potential income are upon request.

### Lodge-Bedroom and Living Room

Equipped with electric heating, double-glazed windows, built in wardrobes and double-glazed French doors.

### Lodge- Shower Room

Featuring a three-piece suite, including a shower cubicle with shower over, wash hand basin with mixer tap, low-level WC, and a double-glazed UPVC window to the side.

### Lodge-Kitchen

Including a selection of matching wall and base units with under-counter drawers, a single stainless steel sink with mixer tap, space for a fridge, electric radiator, double-glazed UPVC window to the side, hob, recessed spotlighting, and a composite front entrance door.

### Outside

The outside of the property to the front elevation offers a gated driveway leading to the double detached garage and large amounts of parking. The lodge is adjacent to the double garage and further parking for guests. The garden is mainly laid to lawn with a pathway leading to the side entrance door and patio area, which is ideal for seating.



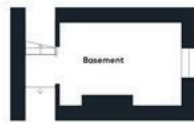












Floor -1 Building 1



Floor 0 Building 1



Floor 1 Building 1



Floor 2 Building 1



Floor 0 Building 2



Floor 0 Building 3

Approximate total area<sup>(1)</sup>

310.51 m<sup>2</sup>  
3342.32 ft<sup>2</sup>

Reduced headroom

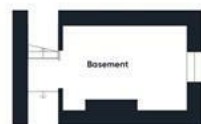
0.53 m<sup>2</sup>  
5.73 ft<sup>2</sup>

(1) Excluding balconies and terraces

⌈⌋ Reduced headroom  
(below 1.5m/4.92ft)

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

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Floor -1 Building 1



Floor 0 Building 1



Floor 1 Building 1



Floor 2 Building 1

Approximate total area<sup>(1)</sup>

250.03 m<sup>2</sup>  
2691.26 ft<sup>2</sup>

Reduced headroom

0.53 m<sup>2</sup>  
5.73 ft<sup>2</sup>

(1) Excluding balconies and terraces

Reduced headroom (below 1.5m/4.92ft)

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

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## 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>		50
(39-54) <b>E</b>	30	
(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	