





ABODE
SALES & LETTINGS

**** PART GRADE II LISTED 17TH CENTURY PROPERTY IN THE HEART OF THE HISTORIC VILLAGE OF ALTON ****
 **** PARKING AND GARAGE TO THE REAR ****
 **** NO CHAIN **** Currently used as a family holiday home and Air bnb, would also make a great family home. This character property is full of charm and retains many original features but has the benefit of refitted kitchen and bathrooms. In brief the property offers a porch and hallway, sitting room with feature fireplace and log burner, dining room, fitted kitchen, guest cloakroom and a good size family room with access onto the garden. The first floor offers three double bedrooms, bathroom and an en suite shower room. The loft has been converted offering a great flexible use place. Enclosed garden, rear parking and a garage, INTERNAL VIEWING IS HIGHLY RECOMMENDED TO FULLY APPRECIATE THE CHARACTER AND CHARM OF THIS PROPERTY.



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PORCH

Entrance door into the porch with a door into the hall.

HALL

Oak floor, open into the lounge and door into the dining room.

DINING ROOM

Window to the front, radiator, revealed beams and a window seat.

LOUNGE

Original fireplace with a cast iron log burner, revealed beams, oak flooring, radiator, storage cupboards and a window to the front.

INNER HALL

Stairs to the first floor, under stairs storage area, radiator, door to the part covered alley which give access to the family room and garden.

KITCHEN

Fitted wall mounted, base and drawer units with oak work surfaces and a Belfast sink with mixer tap. Electric double oven and hob, plumbing and space for a dishwasher and space for a fridge freezer. Window to the side, radiator and an oak floor.

CLOAKROOM

Low flush wc, vanity sink unit with wash hand basin and storage under. Radiator, window and revealed beams.



FAMILY ROOM

Double doors onto the garden, window to the side, radiator and a utility area with plumbing and space for a washing machine.

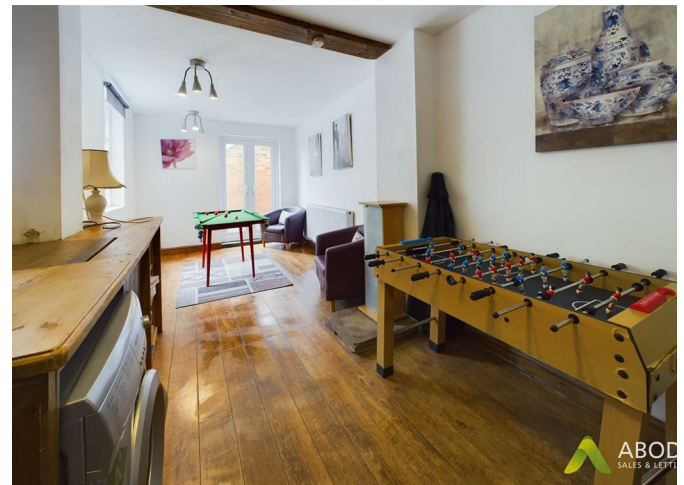
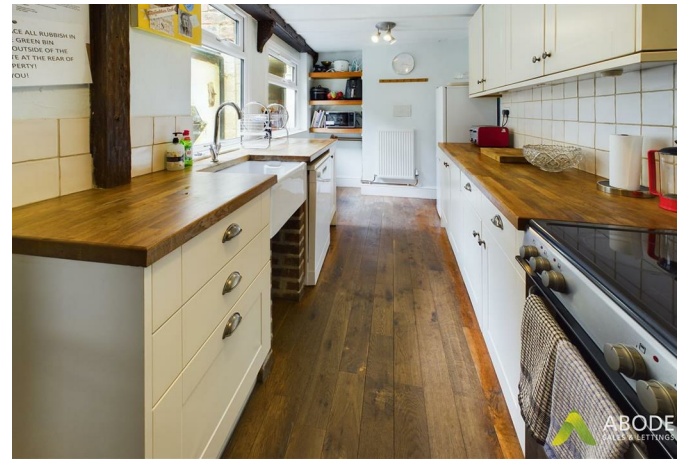
FIRST FLOOR LANDING

Storage cupboard, window to the rear and doors to -

BEDROOM I

Cast iron fireplace, radiator and a window to the front.







BEDROOM 2

Fitted wardrobes, radiator, window to the front and a door giving access to stairs leading up to the loft conversion.

BATHROOM

Bath and a separate corner shower, low flush wc, wash hand basin, chrome towel radiator and window to the side. Door into an inner hall.

INNER HALL

Door to -

BEDROOM 3

Windows to the rear and side, radiator and a door to the ensuite.

EN SUITE

Enclosed shower, low flush wc, wash hand basin, window and radiator.

OUTSIDE

Rear parking with gated access into the garden and to the single garage. Paved seating areas and mature plants and shrubs.





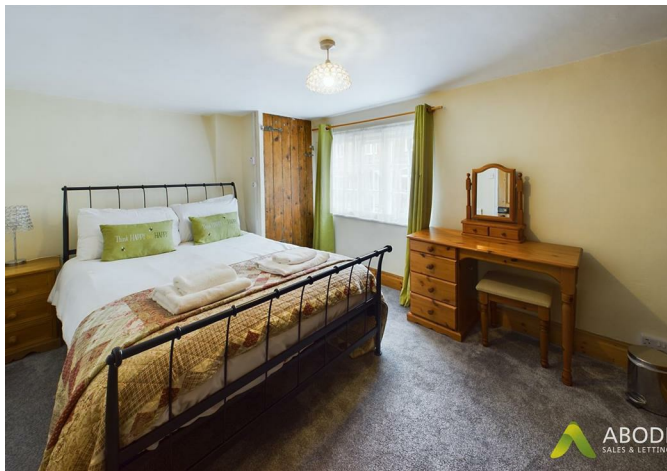
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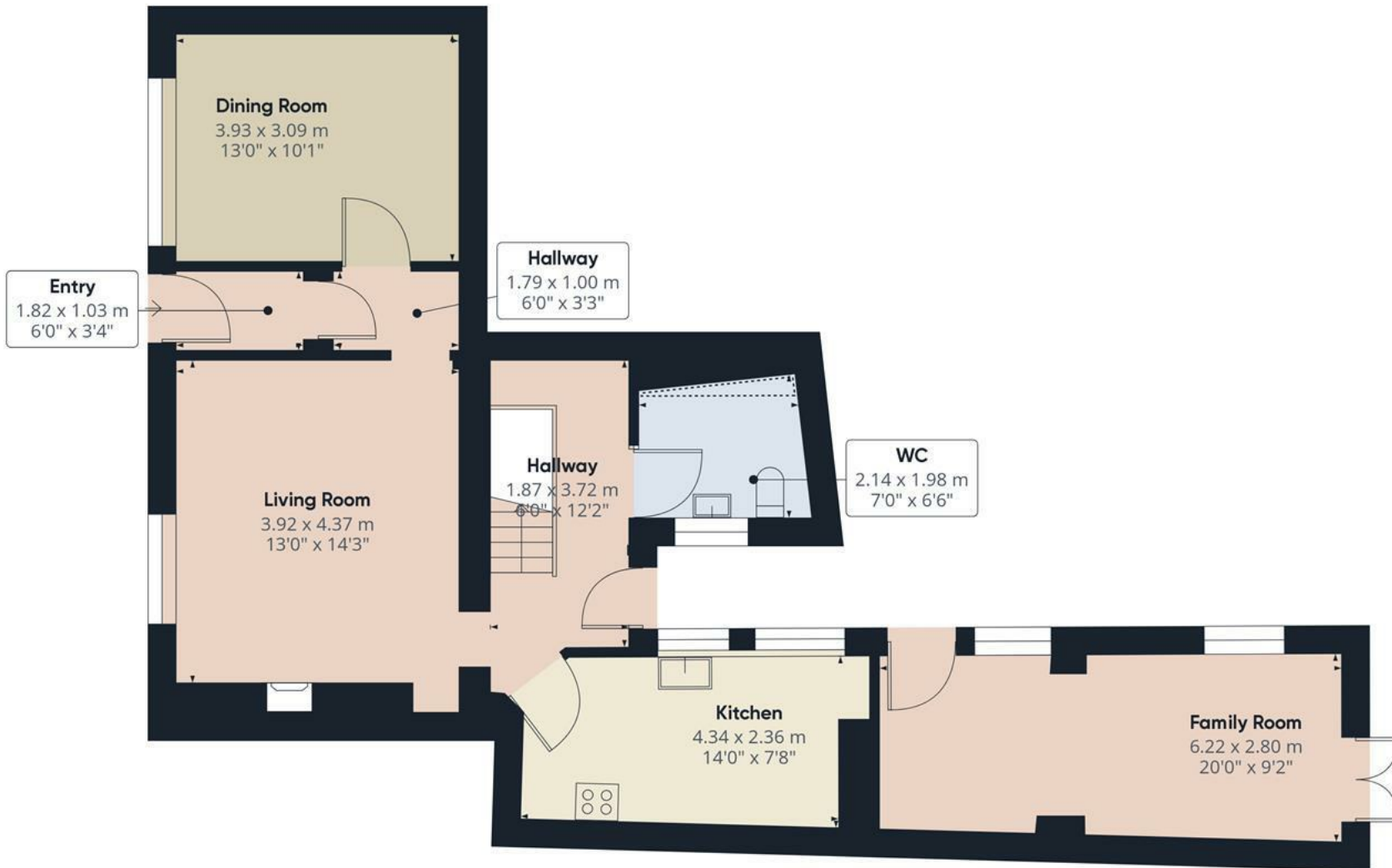


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Floor 0


Approximate total area⁽¹⁾

73.2 m²
787.92 ft²

Reduced headroom

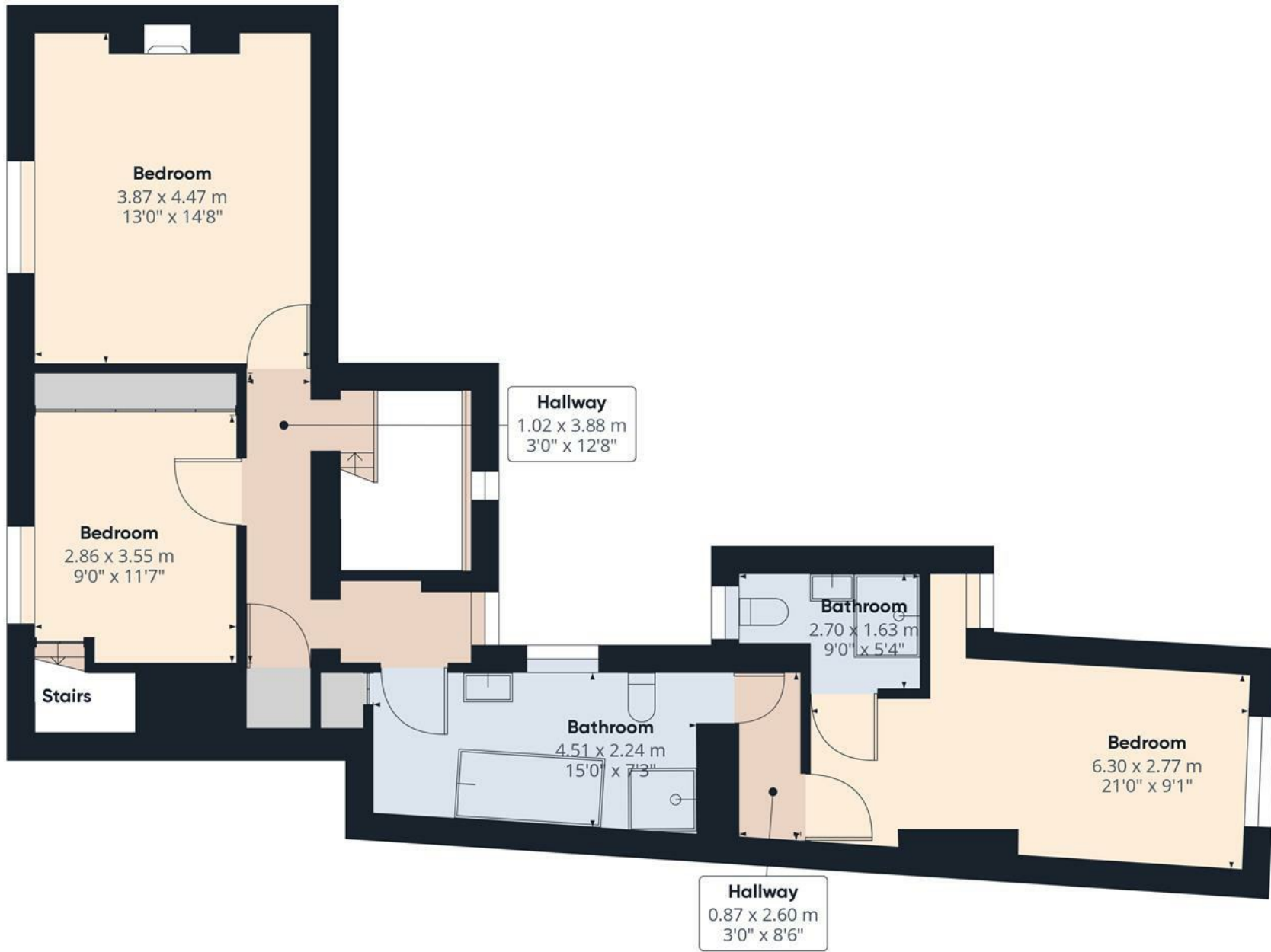
0.4 m²
4.31 ft²

(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

Approximate total area⁽¹⁾
71.51 m²
769.73 ft²

(1) Excluding balconies and terraces

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