





**** UNIQUE OPPORTUNITY
WITH PLENTY OF POTENTIAL
**** FORMER STABLES/TWO
STOREY WORKSHOP & GARAGE
TO THE REAR **** Individual
property offering an entrance
hall, lounge, open plan living
and dining kitchen, utility room
and a guest cloakroom. The
first floor offers 5 bedrooms
and a family bathroom. Carport
through to the garden or
additional parking, rear two
storey stables/workshop,
garage and coal shed.



HALL

Entrance door into the hall with stairs to the first floor and doors to -

LOUNGE

Window to the front, coal effect living flame gas fire with feature surround.

OPEN PLAN LIVING & DINING KITCHEN

Open plan area with log burner, windows and doors onto the garden and a door to -

UTILITY ROOM

Plumbing for a washing machine, sink and drainer unit with storage under, window and door to the garden and a door to the cloakroom.

CLOAKROOM

Low flush wc and window.

FIRST FLOOR LANDING

Doors to -

BEDROOM

Window and radiator.

BEDROOM

Wardrobes with boiler and shelving, radiator and window.



BEDROOM

Window and radiator.

BEDROOM

Window and radiator, door to -







BEDROOM

Window and radiator.

BATHROOM

Panel enclosed bath, low flush wc, wash hand basin, radiator and window.

OUTSIDE

Carport through to the rear garden or additional parking. Brick coal house, garage and two storey stables/workshop. All with plenty of potential.





Floor 0 Building 1

Approximate total area⁽¹⁾

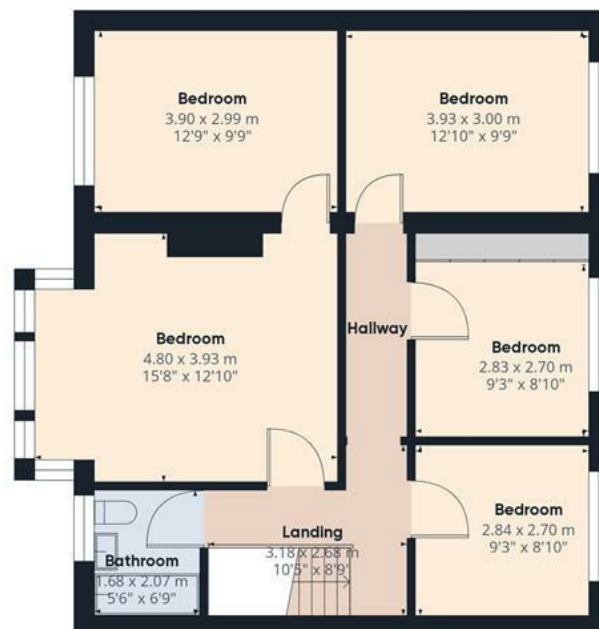
137.99 m²

1485.32 ft²

Reduced headroom

1.17 m²

12.64 ft²



Floor 1 Building 1

(1) Excluding balconies and terraces

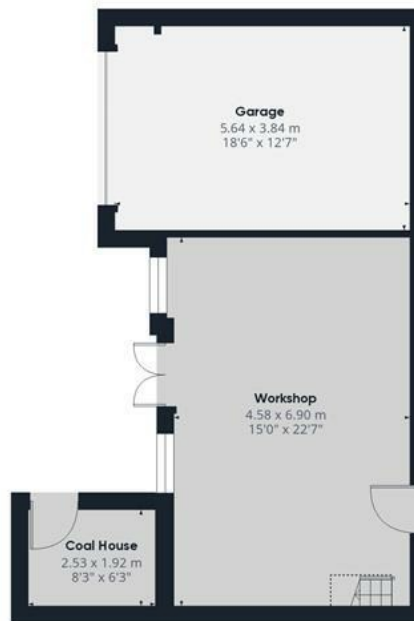
Reduced headroom

..... Below 1.5 m/5 ft

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

Calculations are based on RICS IPMS 3C standard.

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Floor 0 Building 2



Floor 1 Building 2



Approximate total area^m

108.86 m²

1171.76 ft²

Reduced headroom

0.58 m²

6.28 ft²

(1) Excluding balconies and terraces

Reduced headroom

..... Below 1.5 m/5 ft

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