



Holly House Farm High Street
East Butterwick, DN17 3AJ
£425,000

Bella
properties

Presenting this magnificent, detached home, currently listed for sale and boasting an array of exceptional features! This rare opportunity is an ideal acquisition for growing families looking for ample indoor and outdoor space in a peaceful rural setting. Contact us today to arrange your viewing!

A large plot surrounds the house, providing plenty of space, offering beautiful views that this village location offers. Inside, the house comprises of four well-proportioned double bedrooms; the principal bedroom is accompanied by an en-suite. The property further benefits from three distinct reception rooms. These rooms, two of which are fitted with open fireplaces and the other with a log burner, create welcoming and cosy environments for relaxation or entertaining guests. The spacious kitchen is flooded with natural light and equipped with a dining space and a charming log burner. The house also hosts three bathrooms; the first one features a luxurious roll-top bath, while the third bathroom has built-in storage. Externally, the property benefits from a beautifully presented lawned garden to the front with ample space for entertaining, and a spacious rear garden with a double garage and workshop, versatile spaces that cater to all your storage, parking and work needs.



Hallway 7'11" x 14'10" (2.42 x 4.53)
Entrance to the property is via the front door and into the hallway. Carpeted throughout with central heating radiator and internal doors leads to the living room, dining room and inner hallway. Carpeted stairs lead to the first floor accommodation.

Living Room 14'10" x 13'10" (4.53 x 4.24)
Carpeted with coving to the ceiling, two central heating radiators and open fireplace. Windows face to the front and side of the property.

Dining Room 14'9" x 13'10" (4.51 x 4.23)
Wooden flooring with central heating radiator and open fireplace. Windows face to the front and side of the property.

Inner Hallway 11'9" x 7'11" (3.59 x 2.42)
Wooden flooring with central heating radiator and internal doors lead to two storage cupboards, sitting room, kitchen, bathroom and rear porch.

Sitting Room 15'0" x 14'5" (4.59 x 4.41)
Wooden flooring with central heating radiator, log burning stove and window facing to the side of the property. French doors lead to the rear garden.

Shower Room/Utility 6'7" x 13'10" (2.03 x 4.24)
Wooden flooring with central heating radiator, built in storage and window facing to the side of the property. A three piece suite consisting of corner shower, sink and toilet.

Kitchen 18'7" x 17'3" (5.67 x 5.26)
A beautiful, bright and airy kitchen with windows to both sides of the property and the rear, with integral blinds. Base height units with complimentary wooden countertops, tiled splashbacks, double sink, integral dishwasher, with space and plumbing for American style Fridge/freezer and range cooker. Includes log burning stove and ample space for dining.

Rear Porch 6'11" x 4'11" (2.12 x 1.5)
Tiled flooring with uPVC windows and door to the rear garden. Internal door leads to the kitchen.

Landing 14'9" x 7'10" (4.51 x 2.4)
Carpeted with window facing to the front of the property and internal doors lead to the two bedrooms.

Bedroom One 14'10" x 13'11" (4.53 x 4.25)
Carpeted with central heating radiator and windows facing to the front and side of the property. Internal door leads to the en-suite.

En-Suite 6'11" x 13'10" (2.12 x 4.22)
Tiled flooring with tiled walls, central heating radiator and window facing to the side of the property. A three piece suite consisting of free standing bathtub, toilet and sink with vanity unit. Internal door leads to the landing.

Bedroom Two 14'10" x 13'8" (4.53 x 4.18)
Carpeted with central heating radiator and window facing to the front of the property.

Landing 7'10" x 15'1" (2.4 x 4.6)
Carpeted with window facing to the rear of the property and internal doors lead to storage cupboard, en-suite, two bedrooms and bathroom.

Bedroom Three 14'10" x 13'7" (4.53 x 4.16)
Carpeted with central heating radiator and windows facing to the rear and side of the property.

Bedroom Four 11'10" x 12'0" (3.61 x 3.68)
Carpeted with central heating radiator and windows facing to the side and rear of the property.

Bathroom 7'2" x 13'10" (2.2 x 4.22)
Tiled flooring with spotlights, part tiled walls, heated towel rail and window facing to the side of the property. A four piece suite consisting of roll top bath, shower cubicle, sink with vanity unit and toilet.

External
To the front of the property is a beautiful, private, lawned garden with established shrubs and borders, and a pathway to the entrance of the property. The rear garden has ample space for seating areas and entertaining and is accessible via private, wooden gates and boasts a brick built double garage and workshop, shed, and stunning open field views.

Disclaimer
The information displayed about this property comprises a property advertisement and is an illustration meant for use as a guide only. Bella Properties makes no warranty as to the accuracy or completeness of the information.







Total area: approx. 234.6 sq. metres

Floor plan measurements are approximate and are for illustrative purposes only. While we do not doubt the floor plans accuracy, we make no guarantee, warranty or representation as to the accuracy and completeness of the floor plan. You or your advisors should conduct a careful, independent investigation of the property to determine your satisfaction as to the suitability of the property for your space requirements.
Plan produced using PlanUp.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		
EU Directive 2002/91/EC		
Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
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