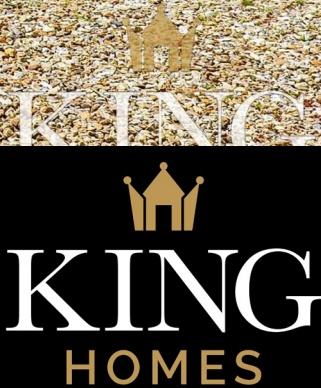




**Astwood Lane, Astwood Bank, B96 6PT**

**Offers in excess of £950,000**

**KING**  
**HOMES**



Nestled along a sought-after tranquil country lane, Inglenook Farm is a charming three-story, four-bedroom farmhouse with a separate detached fully equipped modern one-bedroom annexe. All set within approximately 1.2 acres of beautiful gardens with scenic open countryside views. The main residence retains its original character features, including exposed timbers, cornicing, and exposed brickwork. This home offers ample space for every aspect of modern living. With a generous total area spanning approximately 4000 sqft, this home offers ample space and promises a lifestyle of sophistication and indulgence.





This charming and spacious home features an Entrance Hall, Living Room, Family Room, Dining Room, Breakfast Kitchen, Utility Room, Cloakroom, Four Bedrooms and a Family Bathroom. Additionally, the detached annexe offers open plan living, including a breakfast kitchen, living room and a further spacious double bedroom, there is a further floor above the annexe currently used as storage which has potential to be converted into further living space.

On approach it is clear how exceptional this property is. This residence sits serenely in a high-class setting. This outstanding property with a cross-gabled roof design features a welcoming roofed entrance and exposed timbers on elevation. Behind a private gated entrance, the property is accessed via a sweeping stone gravel driveway, providing ample parking for several vehicles. The front is adorned with mature hedging, trees, and shrubbery, forming a charming ornamental fore garden.

Upon entering through the grand entrance, you are greeted by charming characterful interior. As expected from a property of this standard, the entrance hallway is wide and welcoming with exposed beams and brickwork, doors leading to various rooms, and a glazed staircase gracefully ascends to the first floor.

Flowing beautifully from the hallway, doors swing open into the impressive Kitchen Breakfast, extending 4.9 meters, the country-style kitchen features rear aspect windows and doors that open to the picturesque rear garden, along with charming ceiling beams and tiled flooring. It boasts an extensive array of wall and floor mounted kitchen units, complete with rolled edge work surfaces. Included is a Belfast Sink with a mixer tap and drainer, surrounded by complementary tiled walls. A Range cooker adds to the functionality and rustic appeal of the space.

The Utility Room with a window overlooking the rear elevation, this practical space features tiled flooring and a stainless steel sink unit complete with a mixer tap and drainer, set within a rolled edge work surface. Wall and floor mounted units provide ample storage. Also there is a convenient Downstairs W.C. and a Lean to.

**Separate Dining Room:** This inviting space boasts dual aspect windows offering views of both the front and side elevations. Characterised by exposed timbers, it exudes rustic charm. The focal point of the room is the Inglenook fireplace, adding warmth and ambiance to the dining area.

Leading off the Entrance Hall there is a spacious Living Room, brightened by windows on the side and front of the property, this room features a charming stone effect fireplace. Double doors swing wide, revealing the even more spacious Sitting Room. The Sitting Room is flooded with natural light from a large window on the side elevation and sliding patio doors that lead to the rear garden, this room offers a welcoming ambiance and is a great spot to sit, relax and enjoy the gardens. A standout feature is the wooden fireplace with a tiled hearth, adding both style and comfort to the space. There is also a door leading to the kitchen creating great flow and connectivity between the living accommodation.

A staircase ascends to the first floor, with the open brickwork on the staircase serving as a standout feature. Upon reaching the landing, one can admire a window offering views of the rear elevation, along with ceiling and wall beams enhancing the character of the space. From the landing, there is access to Bedrooms 1-3 and the Family Bathroom. Another staircase leads to the Second Floor, providing further access to additional living areas.

To the First floor there are two bright and spacious double bedrooms, each furnished with fitted wardrobes, alongside a single bedroom and a family bathroom. Ascending to the top floor, you'll discover the fourth bedroom, a double, complete with built-in wardrobes and exposed ceiling beams, adding to its charm

#### DETACHED SELF-CONTAINED ANNEXE

The remarkable detached annexe offers a luxurious modern open-plan living, featuring a breakfast kitchen equipped with a comprehensive range of floor and wall-mounted cabinets, built-in appliances, and a living room accentuated by a feature fireplace. Additionally, there's a spacious double bedroom boasting a generous walk-in wardrobe, alongside a fabulous bathroom showcasing a modern suite and a double shower. Externally, the Annexe boasts its own private enclosed garden, complemented by a large covered terrace and a gravelled courtyard, perfect for outdoor relaxation.

Connected to the annexe is a garage, with stairs leading to the first floor where a substantial storage area offers potential for further conversion (subject to obtaining necessary planning permissions).

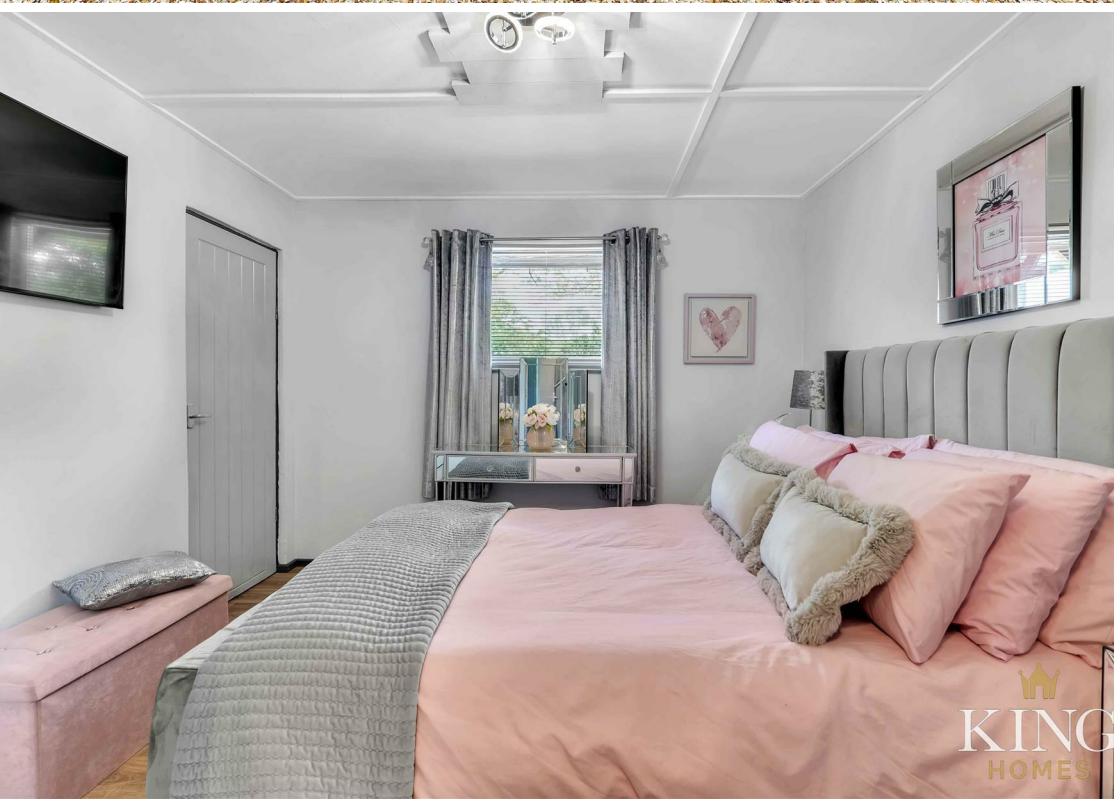
#### GARDENS

The garden at Inglenook Farm is undeniably one of its most striking features. Set within approximately 1.2 acres, the

beautifully manicured wrap-around gardens create a picturesque setting. The spacious lawn is adorned with mature trees, hedges, and shrubs, while low wooden fencing blends seamlessly with the natural surroundings, allowing for uninterrupted views of open fields. At the rear of the property, multiple terraces provide ample space for outdoor entertainment and al fresco dining during the summer months, making it an idyllic location for enjoying the tranquility of the countryside.

<b>Sitting Room</b>	17'3" x 20'5" (5.28m x 6.23m)
<b>Living Room</b>	14'8" x 18'2" (4.48m x 5.55m)
<b>Kitchen/Breakfast</b>	16'0" x 11'11" (4.90m x 3.64m)
<b>Entrance Hall</b>	
<b>Dining Room</b>	18'8" x 11'9" (5.69m x 3.59m)
<b>Utility</b>	8'11" x 6'5" (2.72m x 1.98m)
<b>W.C</b>	
<b>Lean-to</b>	
<b>Bedroom 1</b>	15'7" x 11'8" (4.76m x 3.57m)
<b>Bedroom 2</b>	14'8" x 11'3" (4.49m x 3.43m)
<b>Bedroom 3</b>	11'5" x 6'7" (3.49m x 2.03m)
<b>Bathroom</b>	7'1" x 13'1" (2.17m x 4.00m)
<b>Bedroom 4</b>	15'7" x 9'5" (4.76m x 2.89m)
<b>Garage</b>	11'3" x 17'4" (3.43m x 5.30m)
<b>Lounge/Kitchen</b>	21'0" x 14'1" (6.41m x 4.30m)
<b>Bedroom 5 (Annexe)</b>	11'0" x 10'5" (3.36m x 3.20m)
<b>Shower Room</b>	9'1" x 8'9" (2.79m x 2.68m)
<b>Storage</b>	









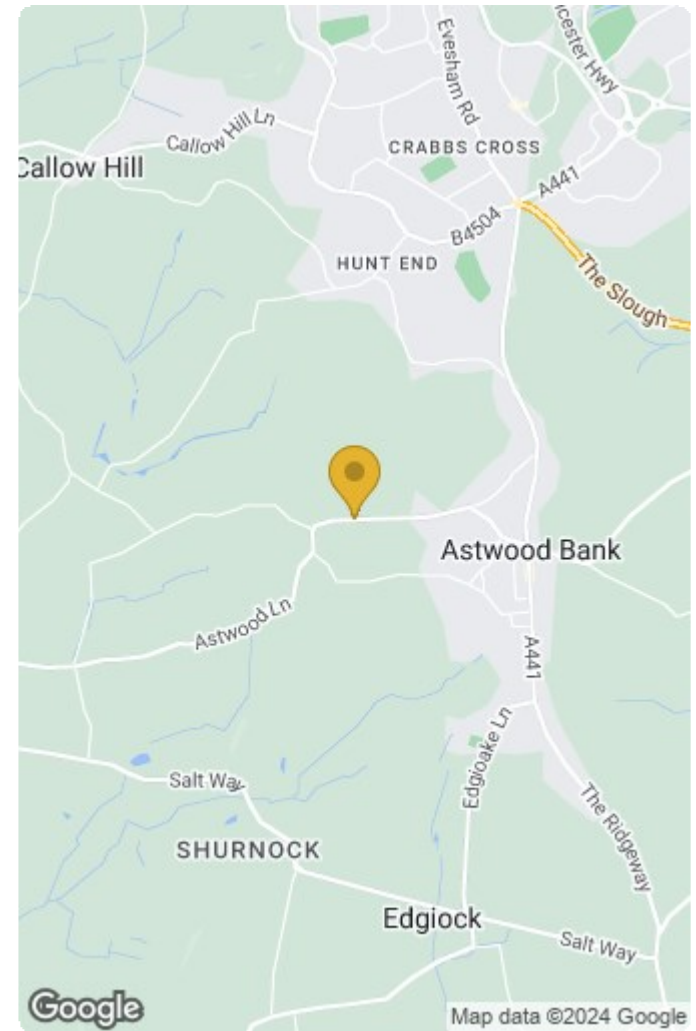
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THOMES





Total area: approx. 374.4 sq. metres (4029.9 sq. feet)



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>			
(39-54) <b>E</b>			
(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	<b>72</b>
			<b>43</b>

Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions			
(92 plus) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not environmentally friendly - higher CO <sub>2</sub> emissions			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	