



MICHAEL TUCK

The Agent with 5 star customer service



The Lamb and Flag House, Faringdon Road, Longworth, Abingdon, OX13 5HN

5 Bedroom Country House - £585,000 - Freehold

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This handsome period property is believed to be offered for sale as a residential building for the first time in quite probably hundreds of years.

Formerly a public house and restaurant, planning permission was granted for change of use and it was converted into solely residential use in 2018.

This country house with stunning views adjoins, at ground floor level only, the neighbouring historic old stable block which is now a family home. Constructed of predominantly stone and bricks the walls are interestingly some 18 inches thick in places.

This attractive period property is situated down a no-through country lane along with just 4 other homes. Wonderfully situated on the edge of the village of Longworth yet within walking distance of pubs, shops, and various village amenities in Southmoor.

Longworth is well situated to commute to London with Didcot Parkway train station just 13 miles away and Oxford Train station only 11 miles away. Close by are the towns of Abingdon 6 miles away, Witney 10 miles, Faringdon 7 miles, Swindon 17 miles and Oxford 11 miles.

There is super-fast broadband connected so an ideal work from home residence.

KEY FEATURES

- Circa half an acre of garden
- Stunning countryside views
- Circa 3000 square foot (3354 to include outbuilding)
- Superfast broadband
- Gated driveway with parking for up to 5 vehicles
- Historically important building (Grade II listed)
- Chain free
- Retaining some fine period features
- EPC Rating – not required

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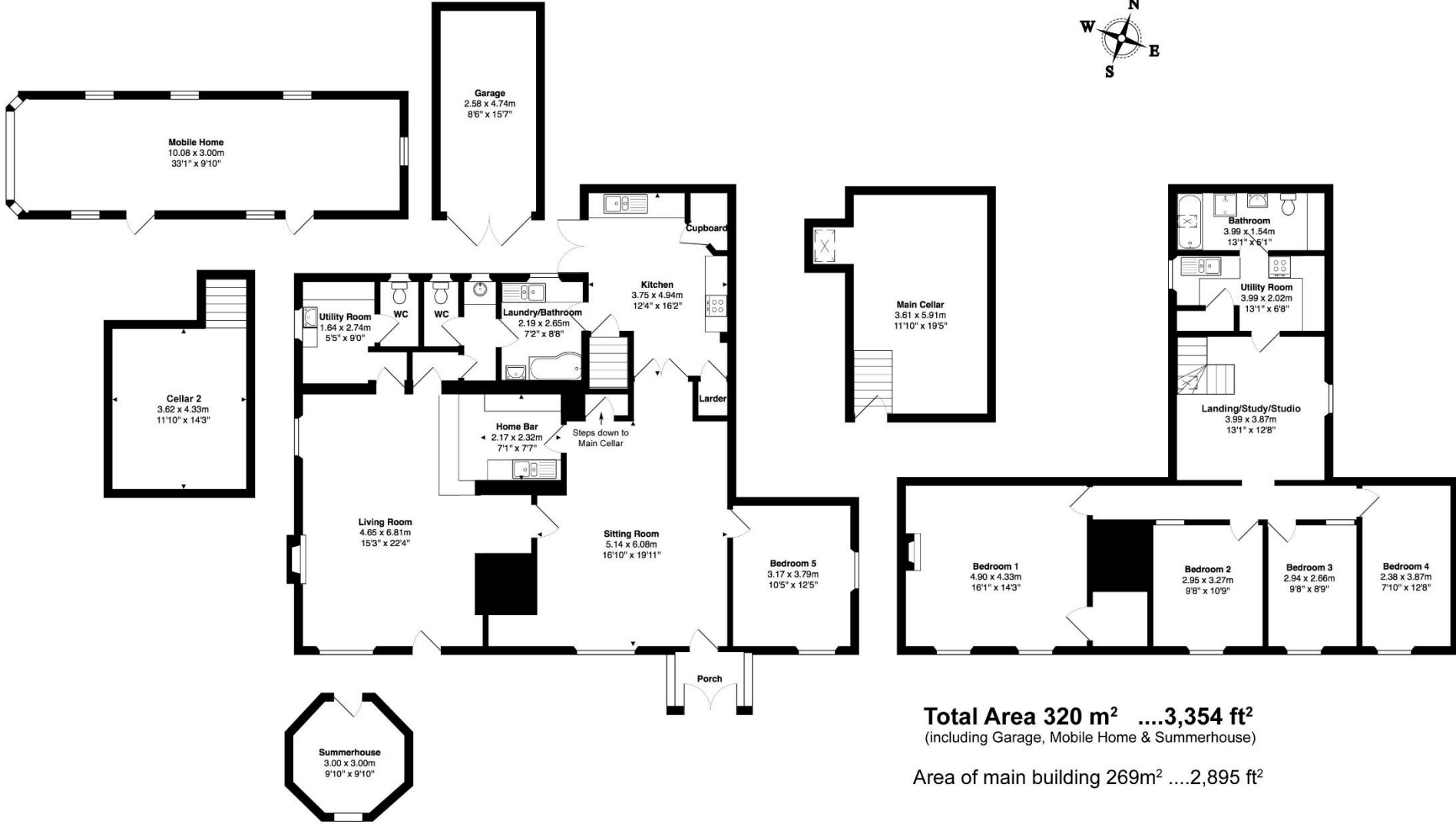
233 Bristol Road, Gloucester, GL1 5TL

newhomes@michaeltuck.co.uk

01452 726443

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Total Area 320 m²3,354 ft²
(including Garage, Mobile Home & Summerhouse)

Area of main building 269m²2,895 ft²

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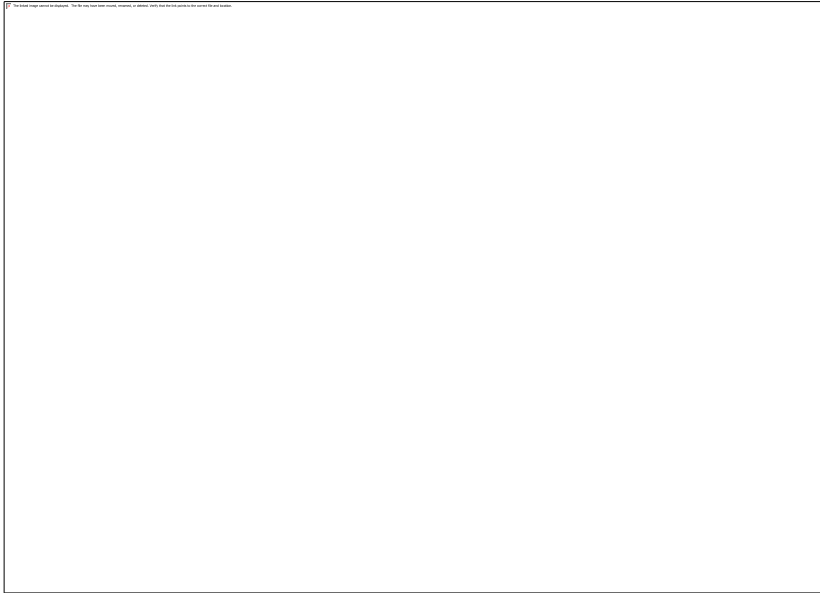
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Entrance porch

Wooden construction with twin opening doors and two glazed windows offering light and space.

Reception room one 16' 10" x 19' 11" (5.13m x 6.07m)

Lovely welcoming room with beams, window seat, field views and double oak double doors leading to:



Reception room two 15' 3" x 22' 4" (4.64m x 6.80m)

Large room with inglenook fireplace, beams, solid oak doors and log burner leading to:



Kitchen 12' 4" x 16' 2" (3.76m x 4.92m)

Large kitchen with new units and cooking appliances included , one large walk-in larder, one large walk-in cupboard and french doors leading to the rear garden.

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Home Bar 7' 1" x 7' 7" (2.16m x 2.31m)

Genuine and totally authentic home bar area with original period servery, original dispensing pumps (disconnected) and various regalia which can all be included by negotiation - perfect for entertaining friends this is a truly unique and historic part of this building, even the original hanging pub sign is displayed hanging on the wall as conditioned by English Heritage when change of use was granted.

Ground floor bedroom 5

Situated on ground floor so well suited for elderly relatives or guests. Beams, independent wall heater, solid oak door with lovely field views to the front.



Utility Room 5' 5" x 9' 0" (1.65m x 2.74m)

Toilet, obscure windows.

Toilet room

Obscure windows.

Ground floor bathroom 7' 2" x 8' 8" (2.18m x 2.64m)

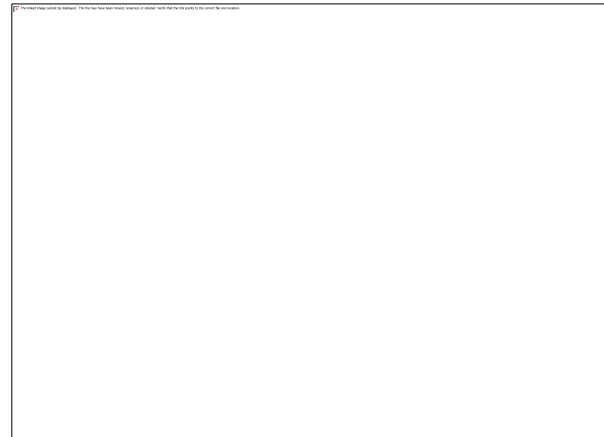
Shower, bath, various cupboards and utility sink and space for a washing machine

Large landing area

Suitable for office and reading area.

Bedroom 1 16' 1" x 14' 3" (4.90m x 4.34m)

Huge double with walk-in wardrobe, beams, period fireplace with log burner, solid oak door and stunning far reaching views from both windows



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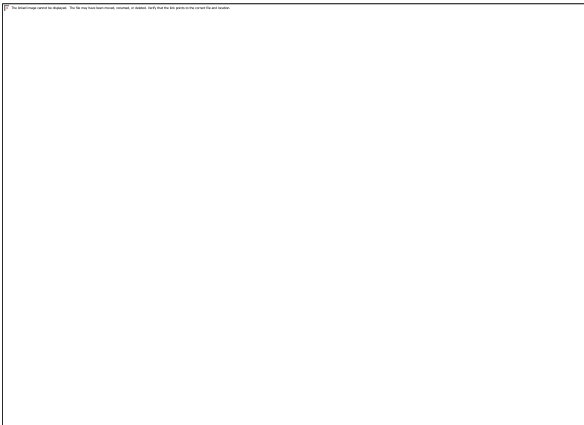
Bedroom 2 9' 8" x 10' 9" (2.94m x 3.27m)

double with beams, solid oak door and stunning far reaching views



Bedroom 3 9' 8" x 8' 9" (2.94m x 2.66m)

Single with beams, solid oak door and stunning far reaching views



Bedroom 4 7' 10" x 12' 8" (2.39m x 3.86m)

Double with beams, solid oak door and stunning far reaching views



Bathroom 13' 1" x 6' 1" (3.98m x 1.85m)

Solid oak door, walk in shower, separate bath, sink, wc and ample storage units.

Utility Room 13' 1" x 12' 8" (3.98m x 3.86m)

Formerly used as a 2nd kitchen that if reinstated could enable self contained living on first floor or alternatively used as a very useful utility area for making late night drinks etc.

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Loft space

Significant open plan roof space ripe for conversion subject to planning

Cellar 1 11' 10" x 19' 5" (3.60m x 5.91m)

Large cellar with power and light.

Cellar 2 11' 10" x 14' 3" (3.60m x 4.34m)

Good size with light

Garage 8' 6" x 15' 7" (2.59m x 4.75m)

Single garage with power and light

Central heating

LPG gas boiler (recently serviced) with radiators to all rooms apart from cellars and downstairs bedroom which is independently heated for complete flexibility.

Mobile home

Situated in its own garden area within the main garden is a 1980s mobile home, not used by the current owner but has 35 years of established use and is shown on the local planning authority records in-situ, it may be useful if you wanted to replace with a new one to provide annexe accommodation or it could of course be removed entirely.

Garden

circa half an acre, established trees and shrubs, stunning horse chestnut tree and yew tree. The garden is arranged over various areas making it both interesting and practical.

Summer House

Hexagonal wooden building that can be used as a summer house or a secure shed. Power and light.

Parking

Gated off road parking for upto 5 vehicles. Attractive 5 bar field gate and separate pedestrian gate, driveway and paths all finished in attractive Newbury Flint Stones.

Covid 19

Viewings are welcome by appointment but to proceedable buyers only. You will be asked about any health issues and to provide details of your proceedable position.

Please Note

Every attempt has been made to ensure accuracy, however, all measurements are approximate and for illustrative purpose only. **Not to scale.** In accordance with The Consumer Protection from Unfair Trading Regulations 2008 the following particulars have been prepared in good faith and they are not intended to constitute part of an offer or contract. Michael Tuck Estate Agents have not carried out a structural survey and the services, appliances and specific fittings have not been tested. All photographs, measurements, floor plans and distances referred to are given as a guide only and should not be relied upon for the purchase of carpets or any other fixtures and fittings. Lease details, service charges and ground rent (where applicable) are given as a guide only and should be checked and confirmed by your Solicitor prior to exchange of contracts. These details are issued on condition that all negotiations are conducted via Michael Tuck Estate Agents.







