

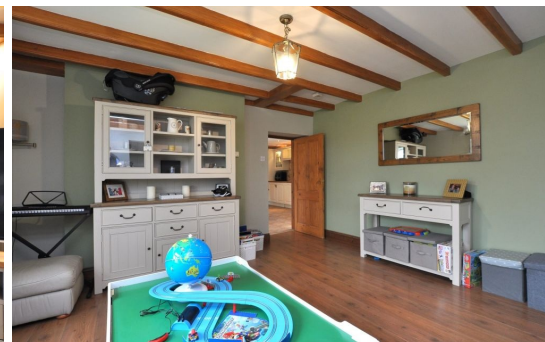


01947 601301



RUSSELL HALL FARMHOUSE, SNEATONTHORPE

4 BED DETACHED HOUSE



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PROPERTY FEATURES

- Detached Stone Farmhouse with Rural Views
- 1,800 sq ft of Accommodation over 3 Floors
- Open Plan Living with Feature Fireplace
- Family Kitchen/Diner with Rayburn & Separate Utility
- 4 Bedrooms, 2 Bathrooms & Downstairs WC
- Lawned Gardens with Fruit Trees & Sun Deck
- Double Garage & Gated Driveway with Ample Parking
- Rural Location only 3 miles from the Coast
- The mineral rights will not be included in the sale of the property

Type: **DETACHED HOUSE**

Availability: **FOR SALE**

Bedrooms: **4**

Bathrooms: **2**

Reception Rooms: **2**

Parking: **DOUBLE GARAGE**

Outside Space: **GARDEN**

Tenure: **FREEHOLD**

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RUSSELL HALL FARMHOUSE, SNEATONTHORPE- 4 bed Detached House -£550,000

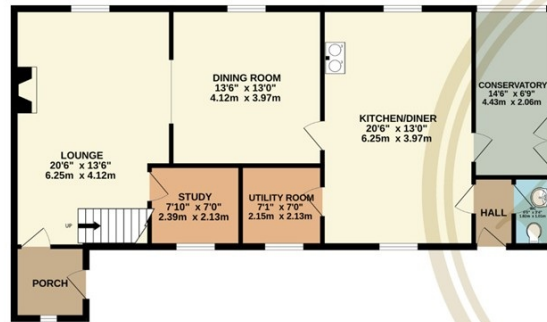


Hope & Braim are delighted to present Russell Hall Farmhouse in Sneatonthorpe to the market. A generously proportioned period home set on a third-of-an-acre plot that comes with a double garage and a sun deck with views located in a small hamlet only 3 miles from the coast. This attractive stone property dates from the early 1800s and does have period features including an Inglenook fireplace that is a standout feature in the living space. The layout lends itself to modern family living with a large, farmhouse-style kitchen that has a Rayburn Cooker, integrated appliances, and room for a dining table. There is a separate utility room and a downstairs WC off the kitchen plus a conservatory that links the inside with the outside and a timber sundeck that's the ideal spot for entertaining and relaxing. There are two reception rooms that are open plan with the fireplace at one end and a large opening linking the two rooms currently used as a lounge and a children's playroom. There is also a study and a lobby. Upstairs there are two double bedrooms both with built-in wardrobes and the principal bedroom has its own ensuite shower room, plus there is a family bathroom with a three-piece bathroom suite. On the top floor there are two further bedrooms that have additional eaves storage. The property benefits from having oil central heating and timber framed double-glazing. Outside there is a gated driveway that offers ample parking plus there is a double garage at the back, whilst to the front there are lawned gardens with mature trees.



RUSSELL HALL FARMHOUSE, SNEATONTHORPE- 4 bed Detached House -£550,000

GROUND FLOOR
980 sq.ft. (91.1 sq.m.) approx.



1ST FLOOR
544 sq.ft. (50.5 sq.m.) approx.



2ND FLOOR
328 sq.ft. (30.5 sq.m.) approx.



TOTAL FLOOR AREA : 1852 sq.ft. (172.1 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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