



01947 601301

33A AINTHORPE
LANE, AINTHORPE

3 BED CHARACTER PROPERTY



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PROPERTY FEATURES

- Substantial Stone House with South-Facing Garden
- Open Plan Living with Period Features
- Farmhouse Style Kitchen with AGA & Integrated Appliances
- Cosy Lounge with Log Burner & Beamed Ceiling
- Dining Room & Conservatory with Views
- 3 Double Bedrooms, Study & 2 Bathrooms
- Oil Central Heating, Solar Panels & Double-Glazing
- Outbuildings and Gated Driveway

Type: **CHARACTER PROPERTY**
Availability: **FOR SALE**
Bedrooms: **3**
Bathrooms: **2**
Reception Rooms: **2**
Parking: **DRIVEWAY**
Outside Space: **SOUTH FACING GARDEN**
Tenure: **FREEHOLD**

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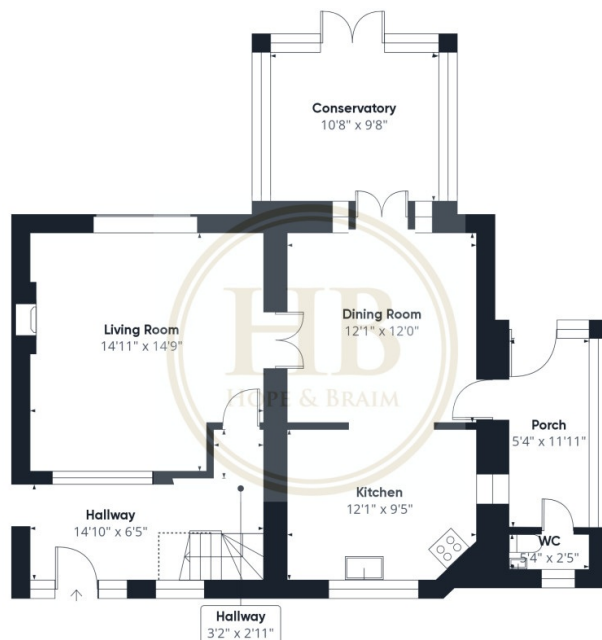
33A AINTHORPE LANE, AINTHORPE- 3 bed Character Property -£525,000



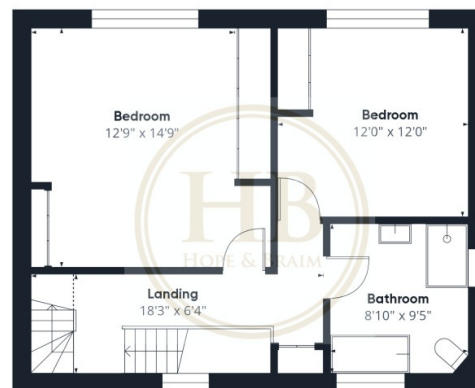
Hope & Braim are delighted to present 33a Ainthorpe Lane in Ainthorpe to the market. This substantial stone house has period charm and a large south-facing garden with outbuildings and views of the surrounding moorland being in the heart of the National Park. The property was formerly known as Beech Farm and was the Farmhouse of a once larger farm that has since been broken up and sold. The house is surprisingly light for a period home as the accommodation is open plan and has plenty of glazing that lets in natural light and frame those fine views. There is a cosy lounge with a log burning stove that adds warmth during the cooler evenings and there is interest with the stained glass panel and beamed ceiling. The kitchen is a country-style affair with a good range of cabinets with integrated appliances and an oil-fired AGA. A large opening leads to the dining room which in turn leads to the conservatory at the back of the house, plus there is a glazed porch/utility room and WC on the side. Upstairs there are two double bedrooms, both with built-in wardrobes and the family bathroom that has a modern white four-piece suite including a bath and walk-in shower. On the top floor there are two rooms that share the vaulted ceilings and have an en-suite shower room. The rooms are currently used as a third bedroom and home office but could be used as a self-contained guest suite or holiday accommodation. Outside there is a gravelled and gated driveway and timber-framed outbuildings with steps leading down to the lawned gardens and flower borders.



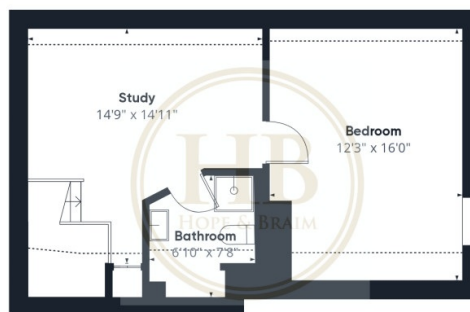
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Floor 0



Floor 1



Floor 2



Approximate total area⁽¹⁾
1739.03 ft²
Reduced headroom
81.68 ft²

(1) Excluding balconies and terraces

Reduced headroom
..... Below 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 were based on RICS IPMS 3C standard. Please note that calculations were adjusted by a third party and therefore may not comply with RICS IPMS 3C.

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Brochure content must not be relied upon as fact and does not form any part of a contract. Measurements are approximate.

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Any floor plans provided should be used for illustrative purposes only and should be used as such by any interested party.

