



Woods Farmhouse, 100, High Street, Potterspur

£485,000

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# Woods Farmhouse, 100, High Street, Potterspurpy

Set in the heart of this sought-after village, Woods Farmhouse is a charming five-bedroom semi-detached Grade II listed home brimming with character, history, and endless potential.

Once a much-loved family home, the property has stood quietly for a few years and is now ready for someone new to bring warmth and life back into its beautiful spaces. Behind the handsome limestone façade, you'll find generous accommodation arranged over three floors full of period details such as exposed beams, stone walls, and original fireplaces.

Downstairs offers a spacious kitchen and dining area, a cosy sitting room with feature fireplace, and flexible reception spaces ideal for family living or working from home. Upstairs, there are five bedrooms, each with its own charm, plus bathroom that could be reimagined to suit modern living.

## Key Features

Grade II Listed Five Bedroom Period Home

Being Sold With No Upper Chain

Off Road Parking

Two Reception Rooms + Cellar

Kitchen Breakfast Room

Family Bathroom + Cloakroom

Cottage Rear Garden

Village Location Close To Amenities

Listed Building – EPC not required under Regulation 5(1)(a) of the Energy Performance of Buildings Regulations 2012

Property reference NL1208







## Entrance Hall

Entering through the front door, you're welcomed into a bright and characterful porch featuring a traditional quarry-tiled floor, setting the tone for this charming period home. Leaded light windows look out over the garden, adding warmth and natural light to the space. From here, there are doors to the cloakroom and a beautiful stained-glass feature door leading through to the sitting/ dining hall, hinting at the character and charm found throughout the rest of the house.

## Sitting / Dining Hall

4.78m x 4.17m (15'8" x 13'8")

Just off the entrance porch, this beautifully characterful space forms the heart of the home. It features an attractive open fireplace with a stone surround, creating a warm and inviting focal point perfect for family gatherings or relaxing evenings.

The room retains its traditional quarry-tiled floor and includes a radiator, combining period charm with practical comfort. A doorway leads down to the cellar, offering useful storage or potential for further use (subject to requirements). The staircase rises to the first floor, with doors leading to the kitchen and steps up to a snug, office, or additional reception area, providing excellent flexibility for modern living.

A window seat sits beneath a double-glazed, wood-framed window overlooking the beautiful High Street, allowing you to enjoy the village views and the warmth of this welcoming home.









## Kitchen /Breakfast Room

4.78m x 3.81m (15'8" x 12'6")

The kitchen/breakfast room truly is the heart of the home, blending period charm with practical modern touches.

It features twin Belfast sinks set into a bespoke base unit beneath a frosted window, with a further range of fitted units, wooden work surfaces, and tiled splashbacks. A range cooker with extractor canopy provides ample facilities for home cooking, while plumbing for a washing machine and dishwasher adds convenience.

The room retains lovely stripped floorboards, enhancing its warm, rustic character. There's a window seat beneath a double-glazed wooden window to the front aspect, offering a charming spot to enjoy views over the High Street.

To the rear, a single-glazed sash window overlooks the garden, filling the space with natural light. A radiator is mounted near the doorway for added comfort.



## Cloakroom

Just off the entrance hall, the cloakroom is a practical and neatly presented space, fitted with a low-level WC and pedestal wash hand basin. The room is fully tiled and features a traditional quarry-tiled floor, a radiator, and a single-glazed window to the rear, providing natural light and ventilation.

## Snug / Family Room

3.3m x 3.25m (10'10" x 10'8")

A versatile room directly off the dining hall, this space can be used in multiple ways as a cosy snug, home office, playroom, or additional sitting area.

A square bay window to the rear aspect allows plenty of natural light and provides a lovely outlook over the garden.

The room features hard flooring for easy maintenance and a radiator, ensuring year-round comfort.



## Cellar

A door from the dining hall leads down to the cellar, with steps opening into a useful space that can be used for additional storage or adapted for other purposes (subject to requirements).

This area retains wonderful hints of the property's history, you can still see part of the original staircase from before the house was divided from the former shop.

The cellar features exposed brick walls and a brick floor, adding to its period charm and authenticity.





## Bedroom One

4.88m x 3.96m (16'0" x 13'0")

Located on the second floor, Bedroom One is a spacious and characterful room with two windows to the side aspect, offering charming views over the historic High Street.

The room features exposed beams on either side, adding warmth and period charm, and a chimney breast positioned between the windows creates a natural focal point.

There are fitted wardrobe units providing practical storage, carpeted flooring for comfort, and a wall-mounted radiator ensuring the room stays cosy throughout the seasons.



## Bedroom Two

3.15m x 3.07m (10'4" x 10'1")

Also situated on the second floor, Bedroom Two benefits from two skylight windows that fill the room with natural light.

An exposed beam runs horizontally below the windows across the room, adding character and architectural interest.

The room is carpeted for comfort and includes a wall-mounted radiator to ensure warmth throughout the year.

There's also an airing cupboard housing the water tank, and decorative beams run down two walls, adding character and charm.



## Sitting Room / Bedroom Five

5.87m x 4.06m (19'3" x 13'4")

Located on the first floor, this spacious dual-aspect room offers versatility as a sitting room or fifth bedroom.

It features a charming open fireplace and a large bay window to the rear aspect, flooding the room with natural light.

A window seat at the front window provides a cosy spot to enjoy views over the High Street.

The room is carpeted for comfort and includes a wall-mounted radiator to ensure warmth throughout the year.

## Bedroom Three

3.48m x 2.67m (11'5" x 8'9")

Located on the first floor, Bedroom Three is a rear-facing room with a charming window seat overlooking the garden, creating a peaceful and inviting space.



## Bathroom

3.4m x 1.83m (11'2" x 6'0")

The family bathroom offers a blend of period charm and practicality, featuring a low-level WC, pedestal wash hand basin, and a beautiful claw-foot bath with a fitted shower over.

Two roof windows fill the room with natural light, while an airing cupboard provides handy towel storage.

The room also includes a radiator.



## Rear Garden

The rear garden is mainly laid to lawn, surrounded by mature borders, shrubs, and trees that provide colour, structure, and privacy throughout the seasons.

There is a garden shed, outside lighting, and an outside tap for convenience. A block-paved hardstanding area offers useful space for seating or additional parking.

To the side of the property, there is a block-paved driveway providing off-road parking, secured by double timber gates that open through to the rear garden, ideal for easy access and extra versatility.







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