



Carne Cottage, Brook Farm, Westerleigh

Guide Price £500,000

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This stunning Grade II listed cottage harmoniously combines historical charm with modern amenities. The meticulous refurbishment has preserved the unique character of the property while introducing contemporary comforts, making it an attractive option for those seeking a home with both personality and practicality.

Preserving many of the original wooden structural supports, the property blends the old with the new to create a warm, inviting environment that evokes the feeling of a holiday home. Imagine being on holiday every day; this property makes it a reality!

The grand entrance dining room opens up to the modern, contemporary kitchen, forming the heart of the cottage. The dining room is spacious and can potentially double as a family day room. The chic kitchen boasts integrated appliances, including an electric range cooker, dishwasher, and a standalone fridge-freezer. It also features a convenient corner Carousel Storage Rack and a separate pull-out larder system. The first-floor staircase and the expansive lounge are accessed through a door from the kitchen, with the latter offering a relaxing space and views of the rear garden through impressive glazed stone window frames, adding elegance and enhancing the property's external aesthetics. At the other end of the cottage, accessible from the dining room, is a ground-floor double bedroom, shower room, and utility room, providing the option for complete ground-floor living. This could also serve as an independent area for a family member or guest, complete with its own shower room. Upstairs, two sizeable bedrooms, a modern bathroom, and a versatile room—perfect for an office or walk-in dressing room—await. The corridor landing is lined with cupboards, offering ample storage.

Externally, the cottage features an enclosed garden with a lawn and a flagstone patio next to the lounge's outer wall. A small stone outbuilding offers additional convenient storage. Carne Cottage is available with NO ONWARD CHAIN, offering a unique blend of charm and modern living. Let yourself feel as if you are on holiday everyday!





Ground Floor

Entrance Dining/Family/Day Room - 16'4 x 13'7

Dual aspect with double glazed windows to front and rear aspects, recessed ceiling spot lights, radiator, door to bedroom three, shower room and utility room, open to

Kitchen - 16' x 11'

A stylish, modern kitchen with double glazed window to front aspect, matching fitted wall and base mounted units with work tops over, inset single bowl stainless steel sink/drain, electric Range cooker with cooker hood over, integrated dishwasher, freestanding fridge/freezer, efficient storage units include a full height pull-out larder system and convenient access corner Carousel Storage Rack. The kitchen also benefits from having a radiator and recessed ceiling spot lights.

Lounge - 16'7 max x 15'10 max

Wonderful stone framed double glazed window to side aspect overlooking rear garden, recessed ceiling spot lights, radiator, door to outside.

Ground Floor Bedroom Three - 13' x 8'4

Two double glazed windows to front aspect, recessed ceiling spot lights, radiator.

Ground Floor Shower Room

Double shower cubicle with mains waterfall shower over with hand attachment, hand basin on vanity unit, low level WC, extractor fan, shaver point, recessed ceiling spot lights.





Ground Floor Continued.....

Utility Room

Washing machine included, door to boiler cupboard housing floor mounted oil fired Worcester combination boiler.

First Floor

Bedroom One - 16'8 x 12'6

Wonderful stone framed double glazed window to side aspect overlooking rear garden, fitted cupboards, exposed timber beams, radiator, loft access.

Bedroom Two - 14'10 in to cupboards x 11'10

Double glazed Velux window to front aspect, fitted cupboards, exposed timber beams, radiator, loft access.

Office / Walk-in Wardrobe - 7'7 x 5'4

Enclosed room retaining original beams, with radiator.

Bathroom 8'7 x 7'9

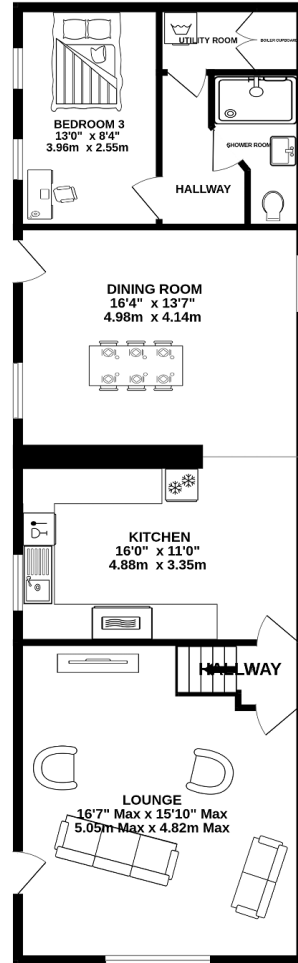
Double glazed Velux window to rear aspect, bath with mains waterfall shower over with hand attachment, hand basin on vanity unit, low level WC, chrome heated towel rail, extractor fan, recessed ceiling spot lights.

Rear (Side) Garden

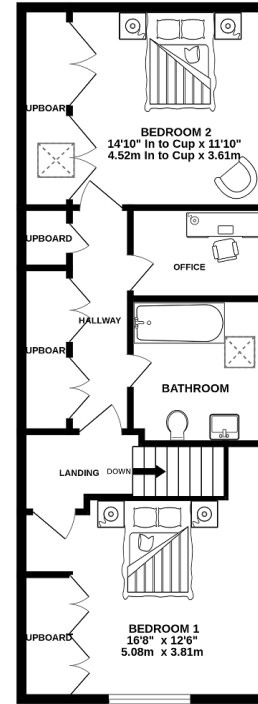
Enclosed garden laid to lawn with flagstone patio and stone outbuilding



GROUND FLOOR
945 sq.ft. (87.8 sq.m.) approx.



1ST FLOOR
601 sq.ft. (55.9 sq.m.) approx.



TOTAL FLOOR AREA: 1546 sq.ft. (143.6 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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