



**NO ONWARD CHAIN** - Located within the small hamlet of Smalldale, this period **THREE BEDROOM SEMI DETACHED** property comprises an entrance hall, **THREE RECEPTION ROOMS**, kitchen with pantry, rear porch, utility room, and a ground floor shower room. The first floor boasts a spacious landing, three double bedrooms, all with en suites, and a separate WC. Externally, the property sits within a 1/4-acre plot consisting of a tarmac drive and lawn to the front and a large lawned garden to the rear. Additionally, the property offers two two storey barns with the potential for conversion to further accommodation or holiday cottages (subject to planning permission).

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MISREPRESENTATION ACT 1967.

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**ENTRANCE HALL**

Timber door, radiator, and tiled flooring.

**SITTING ROOM**

14'5 x 10'7 (4.39m x 3.23m)

Timber framed window, built in cupboard, multi fuel burner, radiator, and stairs to the first floor.



**LIVING ROOM**

14 x 13'8 (4.27m x 4.17m)

Two timber framed windows, and two radiators.



**KITCHEN**

6'7 x 14'8 (2.01m x 4.47m)

Timber stable door, fitted worktop, space for a range cooker, sink and drainer with a mixer tap over, radiator, and tiled flooring.



**PANTRY**

6'5 x 5 (1.96m x 1.52m)

Timber framed window, fitted shelving, and tiled flooring.

**DINING ROOM**

7'4 x 13'6 (2.24m x 4.11m)

Timber framed window, and a radiator.



**REAR PORCH**

Timber door and tiled flooring.

**UTILITY ROOM**

4'7 x 6'7 (1.40m x 2.01m)

Fitted worktop, stainless sink and drainer with a mixer tap over, plumbing for a washing machine, fitted shelving, and tiled flooring.

**GROUND FLOOR SHOWER ROOM**

Timber framed window, shower cubicle with electric shower fitment over, WC, pedestal wash basin, built in cupboard, radiator, and tiled flooring.



**FIRST FLOOR LANDING**

Timber framed window, radiator, and loft access.



**BEDROOM ONE**

14 x 14'5 (4.27m x 4.39m)

Timber framed window, fitted wardrobes, and a radiator.



**EN-SUITE**

Enclosed shower cubicle with a wall mounted fitment, WC, pedestal wash basin, and tiled walls.



**BEDROOM THREE**

9 x 11'6 (2.74m x 3.51m)

Timber framed window, and two radiators.



**EN-SUITE**

4'5 x 6'2 (1.35m x 1.88m)

Timber framed window, bath with a shower fitment over, WC, wash basin, radiator, part tiled walls, and wooden flooring.



**BEDROOM TWO**

7'2 x 20'3 (2.18m x 6.17m)

Two UPVC double glazed framed windows, radiator, bath with a mixer tap over, pedestal wash basin with a mixer tap over, and a WC.

**EXTERIOR**

To the front of the property is a tarmac driveway with parking for four vehicles, and a lawned garden. To the rear is a large garden with a stone outhouse, patio, and access to the barns.



**BARNs**

14'11 x 10'4 & 13'6 x 12'4 (4.55m x 3.15m & 4.11m x 3.76m)

**NOTES**