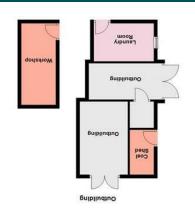
3. No person in the employment of Messrs. Wright Marshall has any authority to make any representation whatever in relation to this property.

themselves by inspection or otherwise as to the correctness of each of them.

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2. All descriptions and references to condition and necessary permissions for use and occupation, and other details are given in good faith and are believed to be correct but any intending purchasers or tenants should not rely on them as statements or representations of fact but must satisfy

MISREPRESENTATION ACT 1967. Messrs Wright Marshall for themselves and for the vendors or Lessors of this property, whose agents they are, give notice that: 1. The particulars are set out as general outline only for the guidance of intending purchasers, and do not constitute, nor constitute part of, an







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GRADE II LISTED 18th-CENTURY FARMHOUSE WITH HOLIDAY COTTAGES & OUTBUILDINGS. Set on 5.138 acres, this charming three-bedroom farmhouse features period details, formal gardens, paddocks, and a cobbled courtyard. The estate includes two high-quality two-bedroom holiday cottages, outbuildings, and ample parking, all with stunning countryside views. A rare opportunity offering character, charm, and income potential. CONTACT OUR SALES TEAM FOR MORE DETAILS.

# **DESCRIPTION**

VIEWING HIGHLY RECOMMENDED - This stunning 18th-century Grade II listed farmhouse, with three bedrooms and two additional two-bedroom holiday lets, is set within approximately 5.138 acres of land, including formal gardens, paddocks, and fields. The property features a cobbled courtyard, detached laundry room, and multiple outbuildings, as well as a gravelled car park providing ample off-road parking. Additionally, the estate includes two two-bedroom holiday cottages, both presented to a high standard. Both cottages feature a reception room, kitchen, two double bedrooms, modern shower rooms, and separate gardens.

The farmhouse itself boasts numerous period features, including exposed beams, stoneflagged floors, leaded mullioned windows, and beamed ceilings. The ground floor comprises a dining room with a fireplace, a spacious living room with multi fule burner, a study, a contemporary country-style kitchen, utility room, cloakroom, and boot room. Upstairs, the main bedroom offers a spacious en-suite bathroom, while the two additional bedrooms both feature en-suite facilities.

The entire property enjoys stunning views of the surrounding countryside, creating an idyllic and highly desirable setting. The character and charm of the house, along with the added income potential from the holiday lets, present a rare opportunity in this sought-after

#### **Farmhouse**

# **Entrance Porch**

#### **Dining Room** 14'10 x 13'8 / 4.52m x 4.17m

**Living Room** 15'9 x 19'9 / 4.80m x 6.02m

# 8'6 x 14'10 / 2.59m x 4.52m

Kitchen

#### 14'1 x 13'1 / 4.29m x 3.99m

**Utility Room** 6'7 x 11'9 / 2.01m x 3.58m

#### Cloakroom/W.C

**Boot Room** 10'4 x 6'11 / 3.15m x 2.11m

#### **First Floor Landing**

# **Bedroom One**

12 x 14'4 / 3.66m x 4.37m

## **En-suite**

8'5 x 9'5 / 2.57m x 2.87m

#### **Bedroom Two** 9'5 x 13'5 / 2.87m x 4.09m

**En-suite** 

# 4'6 x 10'9 / 1.37m x 3.28m

**Bedroom Three** 

# 15'10 x 10'2 / 4.83m x 3.10m

**En-suite** 6'11 x 2'5 / 2.11m x 0.74m

#### **Cottage One - Living Room** 16'4 x 12 / 4.98m x 3.66m

**Cottage One - Kitchen** 

# 15'9 x 8'10 / 4.80m x 2.69m

**Cottage One - Landing** 

### **Cottage One - Bedroom One** 9'9 x 11'7 / 2.97m x 3.53m

**Cottage One - Bedroom Two** 

10'10 x 9'1 / 3.30m x 2.77m

**Cottage One - Shower Room** 

4'7 x 9'1 / 1.40m x 2.77m **Cottage Two - Kitchen** 

9'9 x 12'5 / 2.97m x 3.78m (max)

**Cottage Two - Living Room** 22'9 x 16 / 6.93m x 4.88m

Cottage Two - WC

# **Cottage Two - Landing**

**Cottage Two - Bedroom One** 9'1 x 15'9 / 2.77m x 4.80m

**Cottage Two - Bedroom Two** 

10'9 x 8'6 / 3.28m x 2.59m

**Cottage Two - Shower Room** 10'8 x 3'11 / 3.25m x 1.19m

# **Notes**

Tenure: Freehold Council Tax Band: D **EPC Rating: Exempt** Service: Water: Mains Water Drainage: Mains Drainage Heating: Oil