



- Four Bedroom Detached
- 6.63 Acres
- Six Stables, Ménage, Tack Room & Hay Room
- Substantial Parking
- Lovingly Updated
- Quiet and Private Location
- Integrated Garage
- Potential to purchase Fully furnished

3 Little Ees Lane

Sale, M33 5GT

This beautifully presented, modern home, built in the mid-1980s, is tucked away on a quiet, little-known road yet remains conveniently close to the town centre and motorway. Lovingly updated and improved by its current owner, this property has become a wonderful family retreat with a stylish blend of traditional and contemporary design.

Description

For equestrian enthusiasts, this home is a dream come true. It offers the rare chance to keep your horses close, with stables just a stone's throw from the house. From the garden, you can watch them graze, while having the added convenience of parking your horse box on your own land—saving significantly on livery costs.

The house itself has been thoughtfully designed to combine classic charm with modern, open-plan living. The welcoming entrance hall features a handy two-piece cloakroom and leads into a sleek, high-gloss kitchen with a Quartz back splash and Quartz top centre island and a full range of integrated appliances; including Smeg induction hob, dishwasher and bin drawer. The kitchen seamlessly flows into a dedicated dining area and a relaxing lounge, both overlooking the garden.

The ground floor also includes two additional rooms: a bright conservatory with air conditioning and underfloor heating for year round use, offering views of your fields and bi-fold doors that open onto the patio and garden; and a sunroom at the front of the house, perfect for morning yoga, with the added bonus of privacy thanks to the secluded location. An integrated garage also provides plentiful storage options.

Upstairs, there are four generously sized bedrooms, all served by a stylish family bathroom with decorative tiled flooring.

The property is accessed via a gated driveway, providing ample parking space on a tarmac drive. The rear of the house boasts a well-kept lawn, a patio area, and landscaped planting, with a raised patio feature bridge over a charming occasional stream.

The standout feature of this property is the 2.65 hectares (6.63 acres) of land it comes with, including six stables, a tack room, a ménage and a hay store. There is also a woodland area that could be developed for beekeeping or other ventures.

This is a rare and exceptional opportunity to own a home with stables and land attached with the potential to purchase fully furnished.

Tenure

We believe the Tenure to be Freehold.

Auctioneers Comments

This property is for sale by the Modern Method of Auction, meaning the buyer and seller are to Complete within 56 days (the "Reservation Period"). Interested parties personal data will be shared with the Auctioneer (iamsold).

If considering buying with a mortgage, inspect and consider the property carefully with your lender before bidding.

A Buyer Information Pack is provided. The buyer will pay £349.00 including VAT for this pack which you must view before bidding.

The buyer signs a Reservation Agreement and makes payment of a non-refundable Reservation Fee of 4.50% of the purchase price including VAT, subject to a minimum of £6,600.00 including VAT. This is paid to reserve the property to the buyer during the Reservation Period and is paid in addition to the purchase price. This is considered within calculations for Stamp Duty Land Tax.

Services may be recommended by the Agent or Auctioneer in which they will receive payment from the service provider if the service is taken. Payment varies but will be no more than £450.00. These services are optional.

Porch

Kitchen / Dining / Living area

W/C

Conservatory

Garage

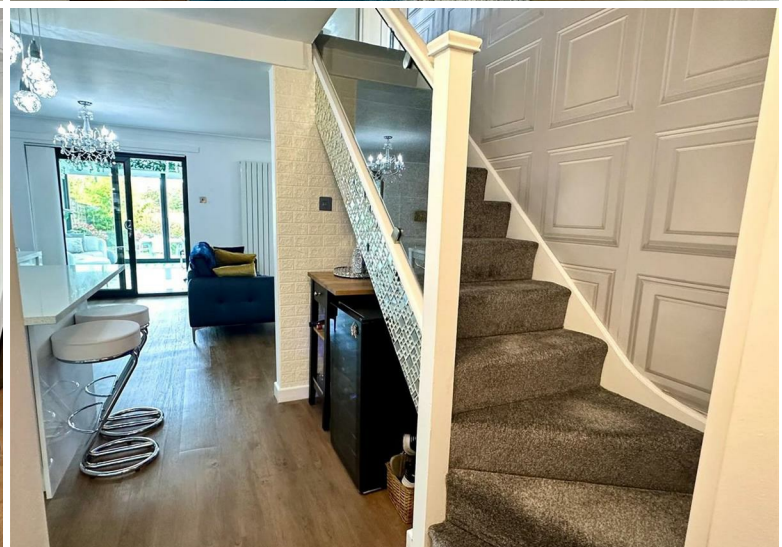
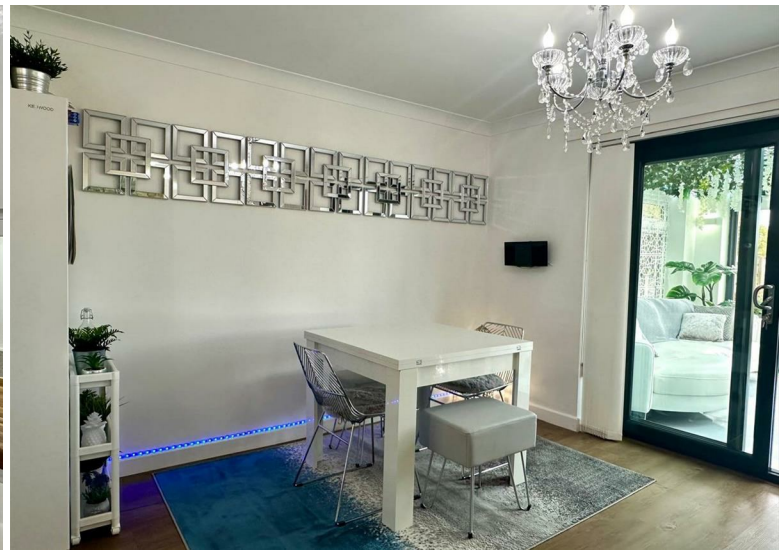
Bedroom One

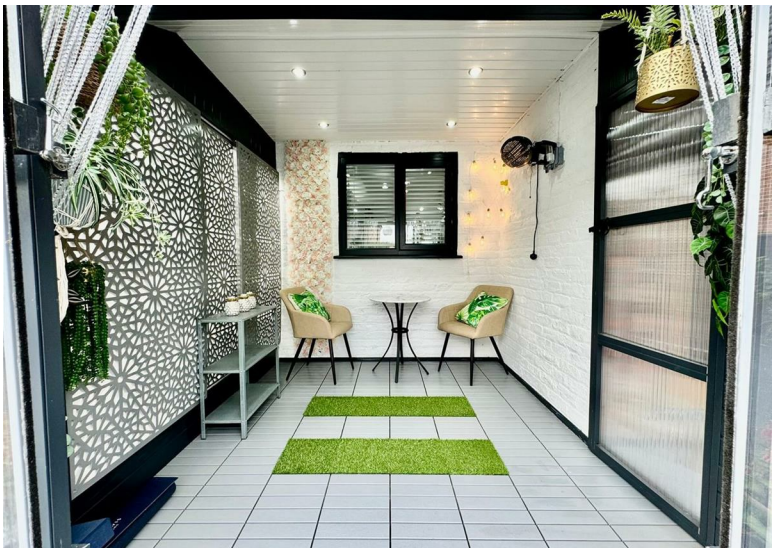
Bedroom Two

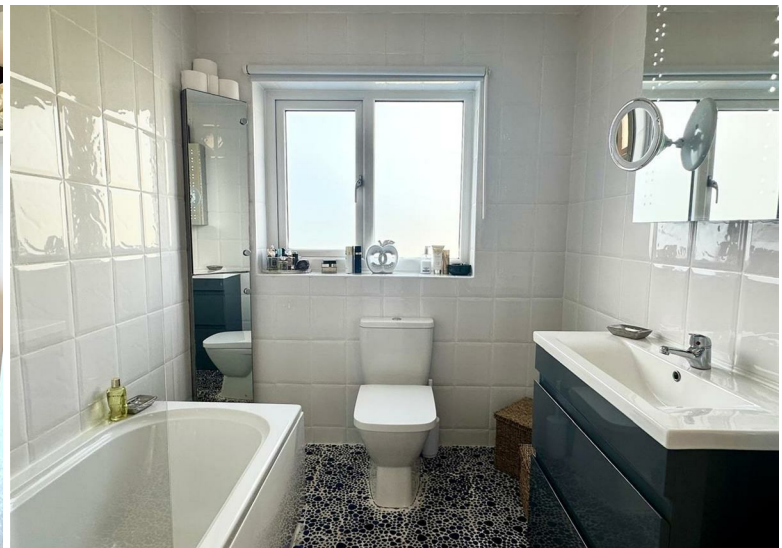
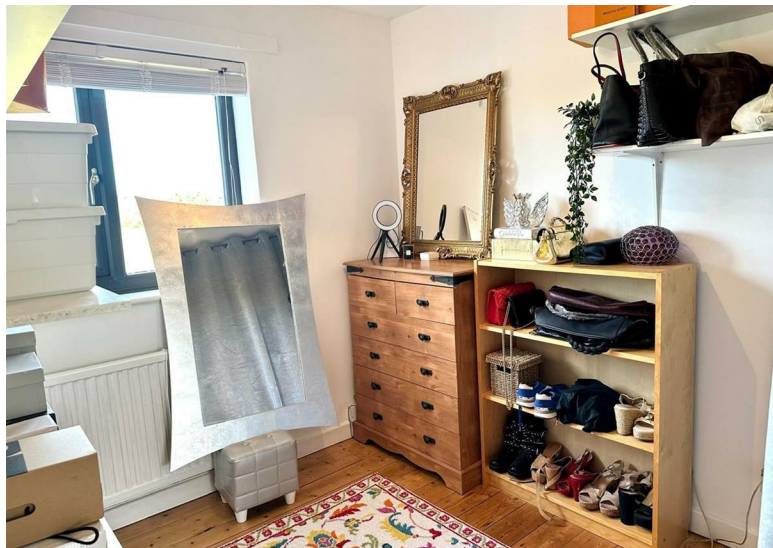
Bedroom Three

Bedroom Four

Bathroom





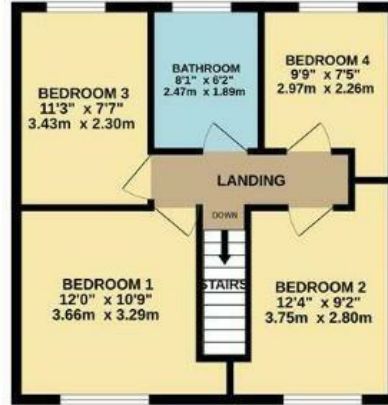




GROUND FLOOR
867 sq.ft. (80.5 sq.m.) approx.



1ST FLOOR
467 sq.ft. (43.4 sq.m.) approx.



TOTAL FLOOR AREA: 1334 sq.ft. (123.9 sq.m.) approx.
Measurements are approximate. Not to scale. Illustrative purposes only.
Made with Metropix ©2024

Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		82
(69-80) C	68	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	



Wright Marshall
Estate Agents

