



Fair Haven, Blyth Road , Torworth, DN22 8PB



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Starting price £350,000



Fairhaven presents a delightful residence, blending classic architectural details with generously sized rooms, including a welcoming reception area and a traditional dining space.

Set within an expansive over-acre plot, the property benefits from substantial gardens and outbuildings, providing ample outdoor space and potential for various uses. Fairhaven is perfect for a renovation project, offering the opportunity to customise and enhance its existing character.





Entrance Hallway

Double-glazed obscured glass front door.

Bathroom 1.9m x 3.36m (6'2" x 11'0")

Double-glazed window to the rear aspect. Panel bath, pedestal wash hand basin, and low-level flush toilet.

Lounge 6.29m x 5.52m (20'7" x 18'1")

Double-glazed windows to the right and front aspects. Fireplace with surround

Dining Room 4.72m x 4.64m (15'6" x 15'2")

Storage cupboard, AGA unit, double-glazed window to the rear aspect. Floorboards throughout.

Kitchen 4.84m x 2.14m (15'11" x 7'0")

Two double-glazed windows to the right aspect, a double-glazed window to the left aspect, and an obscure double-glazed glass door to the left aspect. Stainless steel sink with drainer and floor cabinets.

WC

Low-level flush toilet and a double-glazed obscured glass window to the rear aspect.

Bedroom Two 5.5m x 3.36m (18'0" x 11'0")

Double-glazed bay window to the front aspect and two double-glazed windows to the left aspect. Fireplace and surround.

Bedroom Three 3.63m x 4.18m (11'11" x 13'8")

Double-glazed bay window, TV point, fireplace.

Bedroom Four 2.85m x 3.39m (9'5" x 11'1")

Fireplace, double glazed window to the left aspect, and double glazed window to the rear aspect.

Bedroom One 4.21m x 4.54m (13'10" x 14'11")

Access to loft storage and a double-glazed window to the right aspect.

Gardens and grounds

Lawn to the front and lawns to the rear with an over-acre plot and detached outbuildings. Concrete shed (7.65m x 3.27m). Addition potential planning permission for dwelling in the grounds.

Disclaimer

Every care has been taken with the preparation of these Particulars but complete accuracy cannot be guaranteed, If there is any point, which is of particular importance to you, please obtain professional confirmation. Alternatively, we will be pleased to check the information for you. These Particulars do not constitute a contract or part of a contract. The floor plan shown in these particulars is for illustrative purposes only and should not be interpreted as a scaled drawing. Any site measurements given are subject to site survey.





Services

We wish to advise prospective purchasers that we have not tested the services or any of the equipment or appliances in this property, accordingly we strongly advise prospective purchasers to commission their own survey or service reports before finalising their offer to purchase.

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AUCTIONEERS CONT'D

...procedures. Bids can be submitted at any time and from anywhere. Our verification process is in place to ensure that AML procedure are carried out in accordance with the law. A Legal Pack associated with this particular property is available to view upon request and contains details relevant to the legal documentation enabling all interested parties to make an informed decision prior to bidding. The Legal Pack will also outline the buyers' obligations and sellers' commitments. It is strongly advised that you seek the counsel of a solicitor prior to proceeding with any property and/or Land Title purchase.

FURTHER COMMENTS

In order to secure the property and ensure commitment from the seller, upon exchange of contracts the successful bidder will be expected to pay a non-refundable deposit equivalent to 5% of the purchase price of the property. The deposit will be a contribution to the purchase price. A non-refundable reservation fee of up to 6% inc VAT (subject to a minimum of 6,000 inc VAT) is also required to be paid upon agreement of sale. The Reservation Fee is in addition to the agreed purchase price and consideration should be made by the purchaser in relation to any Stamp Duty Land Tax liability associated with overall purchase costs. Both the Marketing Agent and The Auctioneer may believe necessary or beneficial to the customer to pass their details to third party service suppliers, from



Ground Floor

Approx. 135.6 sq. metres (1459.1 sq. feet)



Total area: approx. 154.7 sq. metres (1664.9 sq. feet)

First Floor

Approx. 19.1 sq. metres (205.7 sq. feet)



