



The Grange Harpsdale

Offers over
£450,000



- 5 Bedrooms
- Integral double garage
- Underfloor ground source heating
- Detached property
- 2 Reception rooms
- Indoor pool

**** £25,000 below Home Report valuation ****

Nestled within a picturesque one-acre plot, this unique 5-bedroom detached bungalow offers an unparalleled living experience. Located in the serene and beautiful area of Harpsdale, the property boasts spacious, walk-in condition accommodation, ideal for those seeking a tranquil retreat.

The property's layout: porch, hall, kitchen/diner/lounge, lounge, bathroom, utility room, WC, 4 bedrooms on the ground floor with 3 having en-suites, 1 bedroom/study above the garage, 8m x 3.5m indoor pool, gym/games room, pool en-suite and integral double garage. Outside has a large wraparound garden, drive and shed.

Double glazed, ground source heat pump powering underfloor heating throughout and roof PV solar panels. Council tax band G and energy performance rating G.

Home Report and virtual tour through the Pollard Property website, www.pollardproperty.co.uk
What3words: ///umbrella.tomato.diet

**Porch** **7' 10" x 5' 2" (2.4m x 1.58m)**

Enter via the side of the property into a welcoming porch that has a 2 panelled front door with an adjacent glass pane. A 2 glass panelled interior door opens into the hall. The porch has a vinyl tiled floor and neutral decoration.

Hall **53' 6" x 3' 7" (16.3m x 1.1m)**

A central hallway that runs the length of the property. Doors lead off to the porch, utility room, kitchen/diner/living area, lounge, bathroom, 4 bedrooms, pool room and 2 cupboards. It is neutrally decorated with laminate flooring.

Kitchen/Diner/Living area **26' 11" x 26' 7" (8.2m x 8.1m)**

The hub of the home. An impressive room that is neutrally decorated with vinyl tile flooring and 5 windows and French doors that look out to the garden and surrounding countryside. Internal glass panelled doors open into the hall and double doors into the lounge. A capacious room that has 3 zones. A dining area large enough to accommodate a table and seating for at least 8 people, a living area with room for sofas and armchairs and a built in kitchen. The kitchen wall/floor units and breakfast bar are in solid Maple wood with laminate worktops and a glass splashback. The integrated appliances are: ceramic induction 4 burner and wok hob, overhead extractor fan, 2 electric ovens, microwave, warming drawer, dishwasher, under counter fridge, drinks cooler, ironing board and an American fridge freezer. The island breakfast bar has a pop up electric socket for 3 plugs and 2 x USBs and seating at least 4 people.

Utility room **13' 5" x 10' 2" (4.1m x 3.1m)**

Across from the kitchen is the utility room. It has floor to ceiling built in cupboards, laminate flooring, neutral decoration and doors opening into the hall, WC, cupboard and garage. A window overlooks the side of the property and stairs lead up to a landing leading off to the study/bedroom 5. There are built in kitchen wall and floor units with an extractor hood, plumbing for 2 washing machines and a tumble dryer.

WC **4' 11" x 3' 11" (1.5m x 1.2m)**

A handy internal WC that has neutral decoration, ceiling extractor fan, laminate flooring, a white toilet and wash hand basin inset a vanity unit.

Garage **24' 3" x 19' 8" (7.4m x 6m)**

Accessed internally via the utility room. A double garage with 2 electric roller doors, a back door and a rear window. There is lighting, electric sockets and space for a workshop.

Study/Bedroom 5 **20' 8" x 13' 1" (6.3m x 4m)**

A very large room that is above the garage and has a vaulted roof, gable window, neutral decoration and solid oak flooring. Accessed via a staircase from the utility room with a landing that has laminate flooring. It is multi-purpose and is currently being used as a study/office but could easily be changed to a king sized bedroom or hobby room.

Lounge **15' 5" x 14' 1" (4.7m x 4.3m)**

A bright, welcoming room with a large window with views of the front garden and countryside. It is neutrally decorated with laminate flooring, double doors with glass panels accessing the kitchen and a single glass panelled door into the hall.

Family Bathroom **13' 9" x 8' 6" (4.2m x 2.6m)**

A modern bathroom with neutral decoration, vinyl flooring and a silver/white PVC tongue and groove ceiling. There is a white bath, toilet and wash hand basin inset a stylish vanity unit. A separate shower cubicle has a mains shower and wet wall splashback.

Bedroom 1 **14' 1" x 10' 10" (4.3m x 3.3m)**

A spacious king sized bedroom that is neutrally decorated and has laminate flooring. Doors open into a walk-in wardrobe and shower en-suite. A window overlooks the front garden.

Bedroom 1 en-suite **8' 2" x 7' 7" (2.5m x 2.3m)**

A well proportioned room that has a frosted window, neutral decoration and vinyl click flooring. There is a large corner vanity unit with faux marble worktop and inset white wash hand basin. Below the window is a white toilet and in the one corner is a shower cubicle with wet wall splashback.

Bedroom 2 **13' 9" x 9' 10" (4.2m x 3m)**

A large king sized double bedroom with neutral decoration, laminate flooring and a window overlooking rear garden. It has a built in wardrobe with wooden sliding doors and a door accessing an en-suite.

Bedroom 2 en-suite **8' 10" x 3' 11" (2.7m x 1.2m)**

A smart en-suite that has vinyl flooring, neutral decoration, a frosted window, white toilet, wash hand basin upon a vanity unit, chrome towel rail and a built in shower cubicle. There is a mains shower with raindrop and hand held showerheads.

Bedroom 3 **13' 9" x 9' 10" (4.2m x 3m)**

A similar king sized room as bedroom 2. It has a built in wardrobe with white sliding doors and a door leading into an en-suite. A large window floods the room with natural light.

Bedroom 3 en-suite **8' 10" x 3' 11" (2.7m x 1.2m)**

Another tidy en-suite that is a similar layout as bedroom 2 en-suite. Neutrally decorated with a frosted window and vinyl flooring.

Bedroom 4 **13' 9" x 9' 10" (4.2m x 3m)**

A bright, neutrally decorated king sized bedroom that has laminate flooring, a window overlooking the rear garden and a built in double bedroom with wooden sliding doors.

Pool Room **37' 9" x 19' 8" (11.5m x 6m)**

Located at the end of the hall. It has a door with key pad security lock for child proofing. A stunning room with 5 floor to ceiling picture windows and French doors opening out into the front garden. The pool is 8m x 3.5m with a continuous depth of 1.4m. It is heated by a separate ground source heat pump housed in a nearby room and has non slip tiling surrounding it. There is space for seating at the top of the room and there are internal windows and a door accessing the gym/games room and another to the shower en-suite.

Gym/Games Room **19' 8" x 18' 1" (6m x 5.5m)**

A large room with vinyl flooring, neutral decoration and 2 windows overlooking the garden and internal windows with views of the pool. There is plenty of space for gym equipment, pool table, etc.

Garden

The big, wraparound garden is mainly laid to lawn with gravel surrounding the house and on the driveway. There are mature trees along the road side. At the rear of the property is a wooden shed measuring 8.1m x 3.6m.

All curtains and blinds are included in the sale. Please call Pollard Property on 01847 894141 to arrange a viewing.





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