



AB Properties



Woodfield House Craighead Road
, Abington, ML12 6SQ

Offers over £620,000



6



3



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2





With breathtaking panoramic views over open countryside and land extending to just over 8 acres, Woodfield House presents a rare opportunity to acquire something truly special. Offering total versatility both inside and out, this beautifully positioned property offers the opportunity for a peaceful, rural lifestyle whilst also being close to local amenities and motorway transport links.

The property itself is a much sought after bungalow and boasts stunning views from all rooms. Set over one level, with generous accommodation throughout, the property comprises of; a bright and spacious lounge which is open plan to dining area and features a wood burning stove and patio doors, a beautifully appointed dining kitchen with further wood burning stove and patio doors, utility room, W.C, recently upgraded family bathroom and 5 generous bedrooms – 1 with a dressing room and an ensuite facility incorporating a large jacuzzi bath, and second with an ensuite shower room. A sixth bedroom is currently used as a study. There is a large integral garage with plumbing and electricity and attractive timber deck patios have been installed to the front and rear aspects of the property to enjoy the outdoor space and wonderful views.

Accessed via a charming tree lined driveway, the grounds are well maintained throughout and extend to just over 8 acres to incorporate –

Two adjoining industrial insulated sheds with concrete flooring and roller doors (approximate size of each 18m x 9m). The lefthand unit has a separate workshop to the rear with stairwell to mezzanine floor office space.

Stable block with 3 stables and kennel

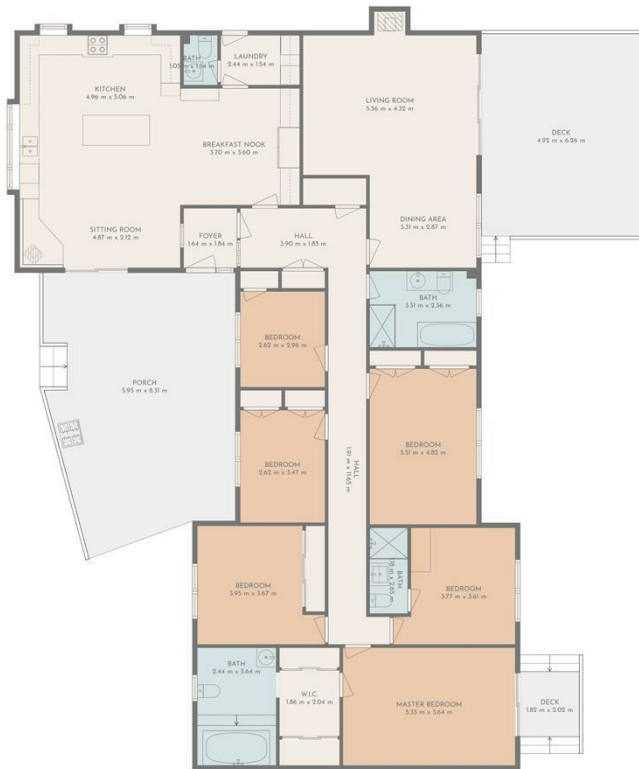
Menage with flood lighting

Paddock with field shelter and two areas of woodland

Chicken coop with large free-range run

With the relevant consents, this property is primed for a number of work from home/business opportunities including the equestrian setup which is already on site.



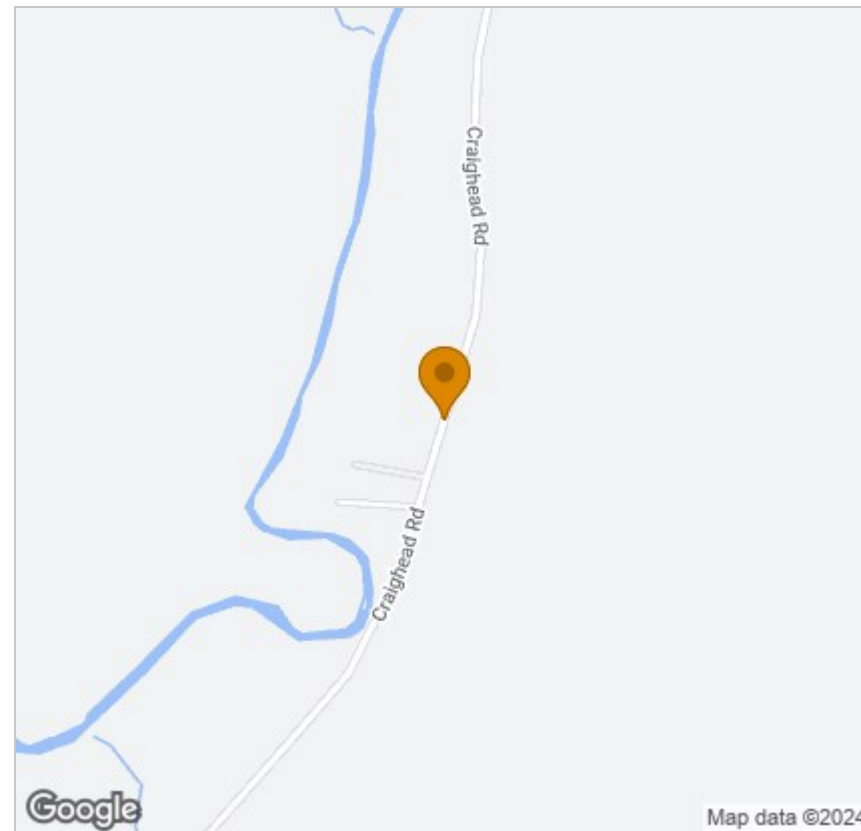


GROSS INTERNAL AREA
 FLOOR 1: 234 m²
 EXCLUDED AREAS: PORCH: 44 m², DECK: 35 m²
 TOTAL: 234 m²
 SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.

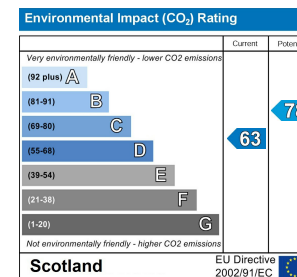
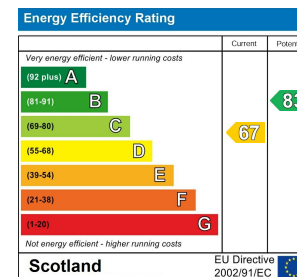


Viewing

Please contact our AB Properties Office on 01555 660077 if you wish to arrange a viewing appointment for this property or require further information.



Energy Efficiency Graph



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