



The Drift House

An outstanding, spacious and versatile barn conversion with large gardens situated in a beautiful tranquil spot near to the thriving market town of Malpas. Part of a small and exclusive development, yet extremely private with approaching 3/4 of an acre of private gardens bordering open farmland.



The property is approached

over a driveway and paved pathway leading to the front door with a canopy over.

Entrance Hall

The entrance hall is wide, light and well appointed, part with a high vaulted ceiling with staircase leading up to a galleried landing, huge floor-to-ceiling double glazed windows casting delightful light across the hall, picture rail, radiator, recessed ceiling spotlights.

Lounge

21' 10" x 13' 8" (6.65m x 4.17m)

A lovely light room with windows in all directions, timber-effect uPVC double glazed windows to front, rear and side elevations, double glazed patio doors with matching adjacent glazed panels with a super view over the garden, timber-effect flooring, some exposed brickwork adding a lovely period note, a central chimney breast with exposed brick reveals and hearth, fitted woodburning stove with log storage adjacent.

Ground Floor Shower Room

With tiled floor, fully tiled shower cubicle with thermostatic shower valve, low level WC, wash basin, radiator, a high-level double glazed window to the rear elevation, boiler cupboard with floor-mounted Worcester



Bosch oil-fired boiler for central heating and domestic hot water.

Ground Floor Study/Bedroom

13' 6" x 10' 5" (4.11m x 3.17m)

With a double glazed window to the rear elevation, radiator, and a high-level picture rail.

Kitchen/Breakfast/Family Room

18' 9" min plus entrance x 15' 11" (5.71m min plus entrance x 4.85m)

A superb family living space with tiled floor, ample space for a dining table, a well appointed bespoke kitchen with

an extensive range of timber-faced wall and base units, granite work surfaces with drawers and cupboards under, inset sink, integral dishwasher, microwave, Range Master electric range cooker with wide Neff fan unit over, units to include multiple drawers and cupboards with further contrasting storage units, a central island to match the kitchen with large granite worktop and decorative lighting. a matching unit containing shelving, a tall larder fridge with freezer box over, recessed ceiling spotlights, wide sets of double glazed windows with stunning views over the garden. two radiators, a door to the side pathway and a further door leading to the large walk-in Utility Room.

Utility Room

8' 9" x 6' 6" (2.67m x 1.98m)

Fitted working surface with plumbing under for a washing machine and tumble dryer, a deep Butler sink with mixer tap over, fitted storage cupboards, radiator, and tiled floor.

First Floor Landing

A turning timber staircase rises to the first floor landing, which is part galleried with exceptional views. The landing is long and wide and has a part-vaulted ceiling with a Velux-style window, recessed ceiling spotlights, door to cupboard with pressurised tank, and a radiator.

Bedroom One

13' 11" x 14' 1" to cupboard fronts (4.24m x 4.29m to cupboard fronts)

A wide range of timber-effect uPVC double glazed windows with stunning views over the garden, range of fitted wardrobe cupboards with hanging space and shelving, some with mirrored fronts, and a radiator.

En-Suite Shower Room

Comprising a large corner shower cubicle, fully tiled with fitted thermostatic shower valve, low level WC, pedestal wash basin, part-tiled walls, a double glazed window, electric shaver point, ceiling-mounted extractor, radiator, and tiled flooring.

Bedroom Two

16' x 13' 5" to cupboard fronts (4.88m x 4.09m to cupboard fronts)

A wide range of timber-effect uPVC double glazed windows with stunning views over the garden, an extensive range of fitted wardrobes and cupboards with folding and sliding doors, hanging space and shelving, and a radiator.





Bedroom Three

10' x 11' 6" (3.05m x 3.51m)

With a uPVC double glazed window with a stunning view of the garden, radiator.

Bathroom

Comprising a panelled bath in a tiled surround with mixer tap and shower attachment, pedestal wash basin with tiled splashback, low level WC, electric shaver point, ceiling-mounted extractor, access to roof storage space, a uPVC double glazed window with lovely views of the garden, and a radiator.

Bedroom 4/Office

6' 9" x 9' 8" (2.06m x 2.95m)

With a uPVC window with a view of the garden, and a radiator.

Double Garage

18' 8" x 18' 11" (5.69m x 5.77m)

The detached double garage has twin up-and-over doors and a door to the side, electric lights and power, and extensive overhead storage space.



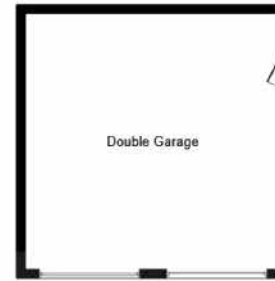
Outside

The property stands in a superb mature plot of approximately 1 acre, approached via a sweeping driveway with extensive gravel turning and parking areas which approach the detached double garage. Entered via a timber gateway, the block-paved driveway hooks around a front lawn with a huge mature tree, bounded by beech and mature hedging. The gardens lie principally to the front of the house but are extremely private. There is a large flagged terrace with block-paved inserts and pathways, the garden is principally laid to lawn with a

number of mature trees inset and bounded by post and rail fencing, mature hedging, and borders onto open farmland. In front of the house is a decorative herb and rose bed. The oil tank lies to the side of the property, and in the garden there is a timber greenhouse and a delightful arbour.



Ground Floor



Garage



First Floor

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.focalagent.com

welcome to

The Drift House, The Hough, Malpas SY14 7JJ

An outstanding, large, spacious and versatile barn conversion with large gardens situated in a beautiful tranquil spot near to the thriving market town of Malpas. Part of a small and exclusive development, yet extremely private and with approaching three-quarters of an acre of private gardens bordering open farmland. Council Tax Band: G

Offers Over

£700,000

- An Outstanding, Spacious and Versatile Barn Conversion
- Situated in a Beautiful Tranquil Spot
- Extremely Private Location bordering Open Farmland
- Approaching 3/4 of an acre of Private Gardens

Tenure: Freehold

EPC Rating: D



To find out more information or to arrange a viewing call

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