

Arnolds | Keys



3 Brewery Yard Gunton Park, Hanworth, NR11 7HJ

Offers In Excess Of £575,000

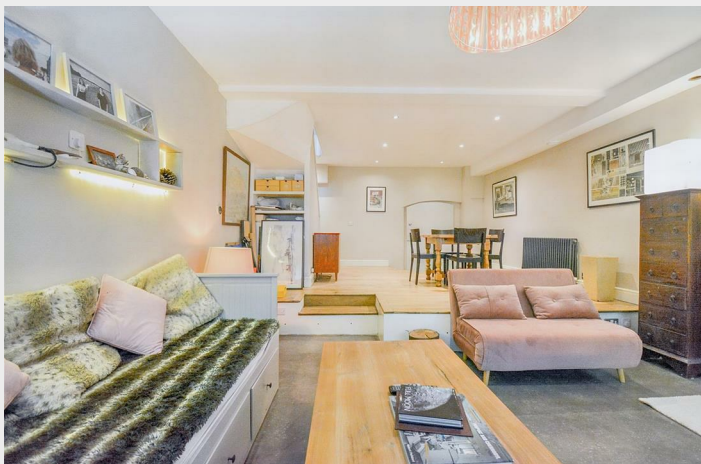
- GRADE II LISTED COTTAGE
- BEAUTIFUL PARKLAND SETTING
- TWO DOUBLE BEDROOMS
- CHARACTER FEATURES
- WALKING DISTANCE TO GUNTON ARMS
- PARKING AND GARAGE

3 Brewery Yard Gunton Park, Hanworth NR11 7HJ

A charming Grade II listed cottage nestled within the picturesque grounds of Gunton Park. This historic dwelling dates back to the 19th Century and underwent a meticulous renovation in the 1980s, with further upgrades completed by the current owner. The cottage boasts a sophisticated and tasteful interior spread across four levels, offering a comfortable and luxurious living space to its occupants.



Council Tax Band: D



DESCRIPTION

A fantastic opportunity to purchase this stunning, characterful property positioned within in a rarely available and unique location within the parkland of Gunton Hall. As you enter Gunton Park through the impressive gated archway it is evident the one-of-a-kind lifestyle this home has to offer; a true hidden gem providing a peaceful retreat from the hustle and bustle of city life.

The property boasts bright and contemporary styled accommodation spread over four floors, with many original and characterful features; including the original tunnel connecting the brewery to the main house which has now been converted into a utility room with WC. The ground floor comprises of an open plan kitchen and living space, with French doors leading to the enclosed rear garden. The lower ground floor has space for a dining table with a 'stepped down' snug with underfloor heating; providing a perfect second living space for multigenerational living. Two double bedrooms are located on the first floor, along with the family bathroom. Bedroom two benefits from a small mezzanine which creates a private office or studio area. Externally the property offers parking and a single garage with power and lighting.

ENTRANCE / KITCHEN

Comprising wall and base units, electric oven and grill, ceramic hob, stainless steel sink and drainer, dishwasher and fridge/freezer. Oil fired boiler. Oak flooring and glazed window to the front.

LOUNGE

Glazed sash window and French doors opening to the rear garden. Oak flooring. Radiator.

Stairs to basement:-

DINING ROOM

Oak flooring and radiator. Steps leading to:-

SNUG

Underfloor heating, single glazed window and feature fireplace.

UTILITY / CLOAKROOM

Comprising base units with butler sink and solid wood worksurfaces. Space for washing machine and fridge / freezer. WC and wash hand basin.

Stairs from Entrance / Kitchen to:-

FIRST FLOOR LANDING

Oak flooring, storage cupboard and original oak beams.

BEDROOM ONE

Oak flooring, pitched ceiling with original oak beams. Two single glazed sash windows and two radiators.

BATHROOM

Comprising WC, wash hand basin, bath with shower over. Tiled flooring, heated towel rail. Loft access. Beams.

BEDROOM TWO

Oak flooring, pitched ceiling with beams, glazed sash window overlooking the front aspect and two radiators.

Stairs to:-

OFFICE

Carpet and velux window.

EXTERNAL

A communal courtyard stands in front of the cottage, offering a sheltered space and leading to a single garage with parking right in front. The garage has power and lighting and is equipped with its own fused electrical supply and features a dedicated supply point designed specifically for charging electric vehicles.

To the rear is a lovely well-kept private garden which has been carefully landscaped to create a calm and peaceful setting. There is a paved sun terrace with shrub and flowering borders, an ideal space to relax and unwind

AGENTS NOTES

Oil fired central heating.

Mains drainage and electricity connected.

Please note the property cannot be purchased for use as a holiday let.





Viewings

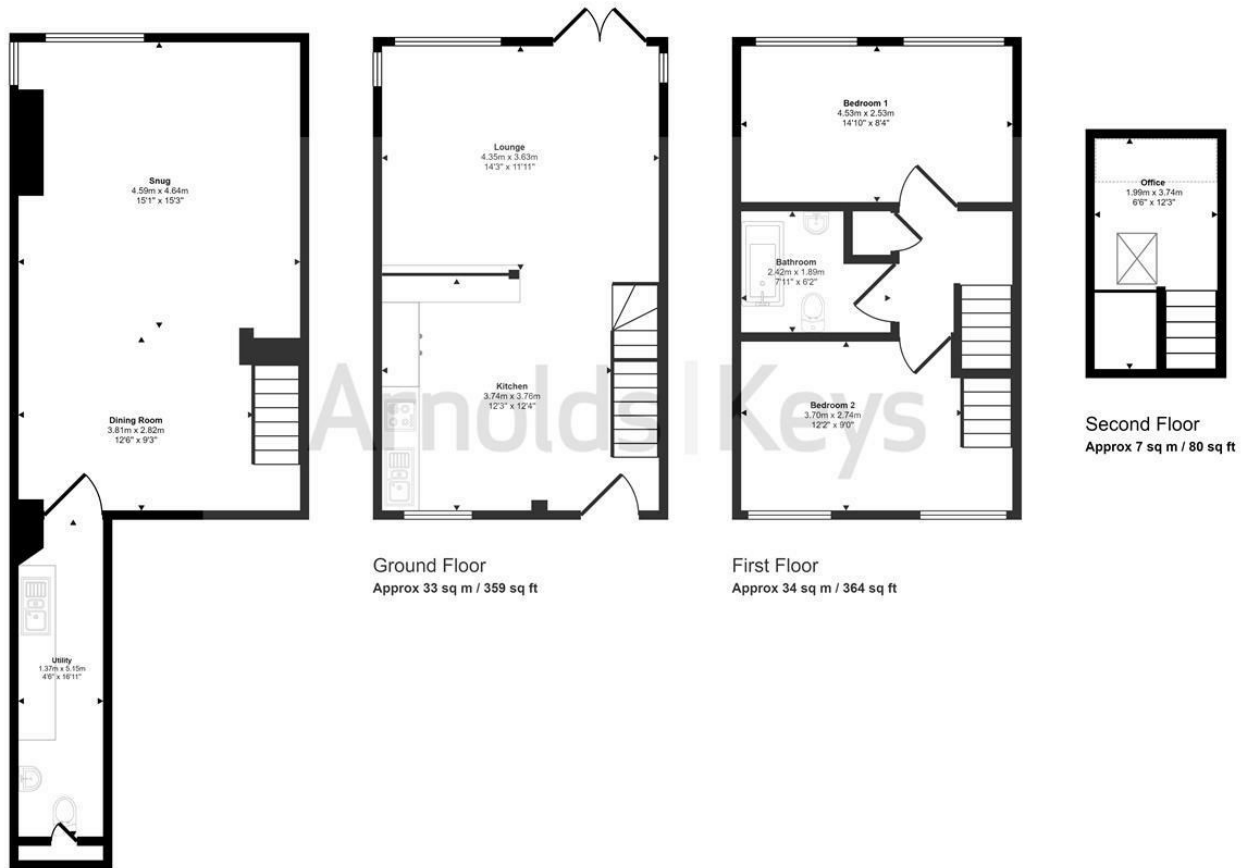
Viewings by arrangement only. Call 01263 738444 to make an appointment.

EPC Rating:

Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		100
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E	45	
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

Approx Gross Internal Area
117 sq m / 1262 sq ft



Lower Ground Floor
Approx 43 sq m / 459 sq ft

Denotes head height below 1.5m

This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.

Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate and for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon, and potential buyers are advised to recheck the measurements. Appliances will not have been tested in all cases and we cannot confirm they are in working order.

Arnolds Keys from time to time, recommends conveyancing services. Should you decide to use them we could receive a referral fee of up to £210. Arnolds Keys recommend Mortgage Advice Bureau (MAB) to sellers and buyer for mortgage advice. Should you decide to use MAB we would receive a referral fee of £250.

