





Stepping through the main front door, you are welcomed into the entrance hallway. Just off the hallway, there is a cupboard under the stairs providing handy storage, as well as a door leading directly out to the rear patio area. To the right, the snug, also used as a library overlooks the front aspect and features a cosy fireplace. From this room, you can access a study.

A few steps down lead to the cellar/mezzanine area. There are steps up from the cellar to a double bedroom with two windows that also connects to an office, though this door remains closed. Below this level is a comfortable sitting area. There is an additional room currently used for storage, which could easily be converted into an en-suite if desired. The cellar also offers direct access out to the patio area, which is an ideal home office space.

To the left of the hallway is the sitting room, which overlooks the front and rear of the property and features a wood-burning stove. Stairs from this room lead to the first floor, and another door opens directly onto the patio. The dining room is accessed from the sitting room, which has dual aspect views and includes a gas fireplace. The kitchen/breakfast room is generously sized and boasts French doors opening onto the patio area. It is equipped with a breakfast bar/island, an integrated electric oven and hob, a dishwasher, and ample base units.

The first-floor landing includes a large shelved cupboard for additional storage. Bedroom one is a double room overlooking the front aspect. Bedrooms two and three are also double rooms facing the front, each featuring a built-in cupboard and a charming feature fireplace. Bedroom four is a smaller double room that overlooks the rear aspect. The family bathroom, located next to bedroom one, includes a corner shower, toilet, and basin. An airing cupboard nearby houses the hot water tank. Another bathroom, overlooking the front, offers a bath, toilet, and basin.

Outside, off-road parking is available on a shingled courtyard accessed through a gated entrance. The driveway is co-owned with the neighbouring property, The Laurels. The garden features a lovely courtyard area that serves as a great suntrap, along with a lawn bordered by flower beds. There is also an outside utility area, complete with a sink, space for appliances, and a toilet. Outside the utility is an undercover drying area and potting shed which also has a sink. Below this area is the cellar, located under the kitchen, which serves as a 'man den' or workshop and houses the gas boiler.

The annexe was once used as a skittles alley when the pub was in operation. It is accessed via bi-fold doors, leading straight into an open kitchen, dining, and sitting area equipped with a range of base and wall units and space for appliances. The annexe also includes a double bedroom with a door opening to the courtyard, as well as a bathroom fitted with a double shower, toilet, and basin. This area has underfloor heating throughout.























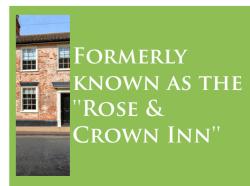


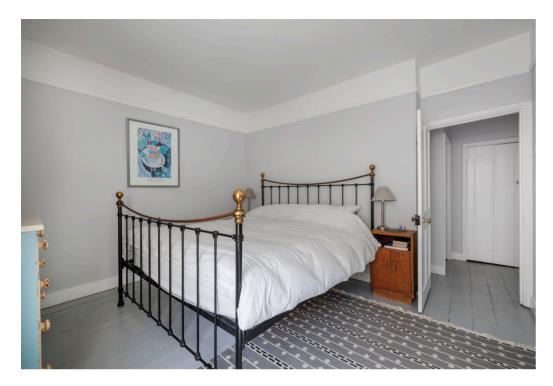






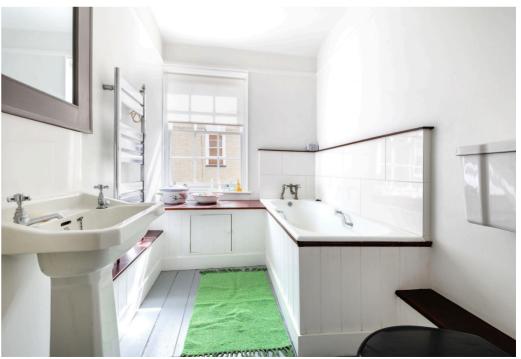


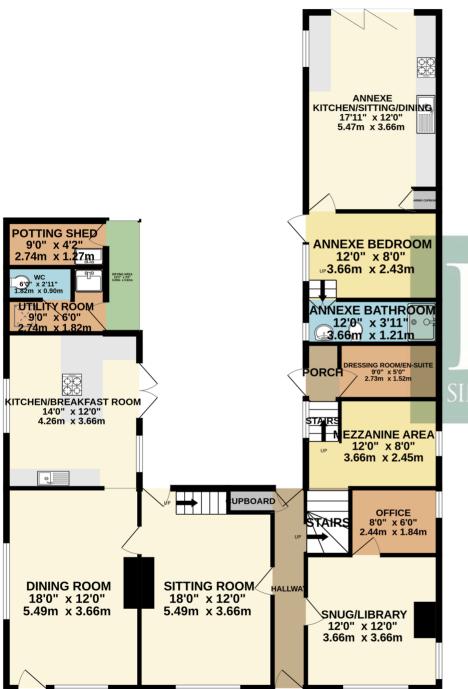


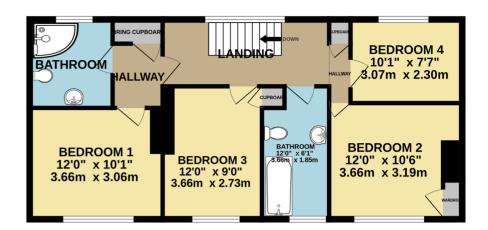








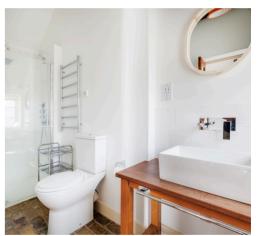




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