



**Knackers Hollow, Higher Orchard, Bower Hinton
MARTOCK, TA12 6LQ**

welcome to

Knackers Hollow, Higher Orchard, Bower Hinton, MARTOCK

This individual & modern detached family home offers much for those looking to upsize or those looking to relocate for a quieter village life.



Lobby

Double glazed door to front. Radiator.

Study

11' 2" x 9' 3" (3.40m x 2.82m)

Front aspect double glazed window. Radiator.

Cloakroom

Side aspect double glazed window. Fitted with a suite comprising wash hand basin & WC. Large double cupboard currently used as a cloak cupboard as well as an airing cupboard.

Hall

Stairs rising to first floor. Understairs cupboard. Radiator.

Kitchen/Diner

16' 6" x 11' 7" (5.03m x 3.53m)

With dual aspect double glazed windows to the side, this stunning & modern kitchen is fitted with a range of base and wall units and granite worktops incorporating a carved in drainer, undermount one and a half stainless steel sink and a Neff induction hob with electric hood over. A large, corner pantry cupboard provides ideal storage and maximises the space to its full potential. The L shaped peninsula provides the perfect entertaining space or breakfast area.

The appliances include an integral dishwasher, a Neff double oven tower(one of which being a combination microwave oven) and a Neff warming drawer below. There is space for an American Fridge/Freezer. Radiator.

Utility Room

Fitted with a range of base and wall units and worktop with a stainless steel sink and drainer. Space and plumbing for washing machine, tumble dryer and undercounter freezer. Double glazed door to side. Radiator.

Dining Room

13' 8" x 11' 2" (4.17m x 3.40m)

Rear aspect double glazed window. Radiator.

Lounge

20' 6" x 16' (6.25m x 4.88m)

Benefiting from double glazed windows to the side & front and a double glazed patio door to the rear, this spacious and naturally lit lounge is the perfect space for entertaining. Multi fuel burner.



First Floor

Landing

Side aspect double glazed window. Stairs rising from entrance hall. Airing cupboard. Radiator. Loft Access.

Bedroom One

14' 2" plus wardrobe x 10' 10" (4.32m plus wardrobe x 3.30m)

Dual aspect double glazed windows to side. Built in double wardrobe. Radiator.

En-Suite

Rear aspect double glazed window. Fitted with a suite comprising a shower cubicle, wash hand basin and WC, Towel radiator. Light up mirror.

Bedroom Two

11' 4" plus wardrobe x 11' (3.45m plus wardrobe x 3.35m)

Front aspect double glazed window. Built in wardrobe. Radiator.

Bedroom Three

10' 9" plus wardrobe x 10' 1" plus door recess (3.28m plus wardrobe x 3.07m plus door recess)

Rear aspect double glazed window. Built in double wardrobe. Radiator.

Bedroom Four

11' 1" x 7' 5" (3.38m x 2.26m)

Front aspect double glazed window. Radiator.

Family Bathroom

Side aspect double glazed Velux window. Fitted with a suite comprising paneled bath with mixer taps, shower cubicle, wash hand basin and WC. Tower radiator. Light up mirror.

Outside

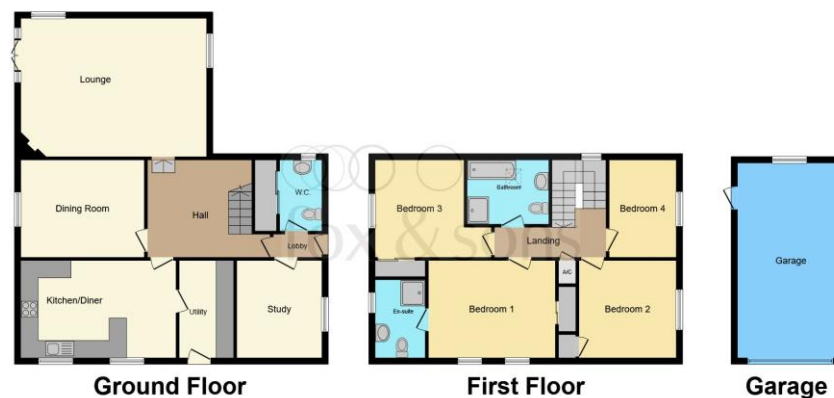
To the front of the property is the main driveway accessed via a 5 bar gate, there is a small raised planted border with a path leading to the side and rear of the property. The main garden is to the rear and has a patio area with paths leading to the side and front of the property, mainly side to lawn with one corner having a protected natural pond.

The rear border of the property backs onto an orchard and farmland.

Garage

21' 8" x 12' 10" (6.60m x 3.91m)

With up and over door, power and light and loft boarding.



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.localagent.com

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welcome to

Knackers Hollow, Higher Orchard, Bower Hinton MARTOCK

- Detached Family Home
- Four Bedrooms with Master En-Suite
- Four Reception Rooms
- Individual & Unique Build
- Popular Village Location

Tenure: Freehold EPC Rating: C

Council Tax Band: E

offers in excess of

£600,000



Please note the marker reflects the
postcode not the actual property

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Property Ref:
YEO108651 - 0004

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