



Green Lane Terrace, Golcar, HD7 4PD

£780,000

5 bedroom cottage with approx. 5.53 acres** of land & far reaching views plus further barn & stables. Impressive indoor and outdoor space offering flexibility of living and chance to further enhance or extend*. Modern dining kitchen & utility room plus modern bathroom, en suite and WC.



Prospect Farm Green Lane Terrace, Golcar, HD7 4PD

We are delighted to offer for sale this impressive 5 bedroom cottage located in a plot of 5.53 acres** of mainly farmland, having far reaching views with barn, stables and further part constructed barn. The plot offers a rural location but with amenities and transport links being accessible plus access to OFSTED 'Good' Primary and Secondary schools.

The property offers a host of period and modern features and fittings. There is a modern dining kitchen with granite worktops, island unit and appliances plus a utility room. There is a modern 4 piece bathroom, en suite and WC. Adding to the flexibility are 2 further reception rooms and 5 bedrooms. Items of note include wood burning stoves with feature fireplace, oak internal doors plus recessed spot lights to a number of rooms.. There are ample sockets and media points to the property. The home is ready to move in with flooring and curtains included as fitted.

To the ground floor are 2 substantial reception rooms, dining kitchen, utility room and WC. There are 5 well proportioned bedrooms, the master with en suite plus a family 4 piece bathroom accessed from the first floor landing.

The property benefits from formal gardens with patio areas and outdoor oven. There are further fields giving a combined plot size of 5.28 acres**. There is plenty of off road parking available.

Externally there is a barn with power and light plus remote controlled door which could be converted subject to the necessary consents. There is a further stable block and a frame has been erected for a further modern barn to be completed by the new owners.

Tenure - Freehold
Council Tax - Band C

The property comprises.

GROUND FLOOR

Reception 1 17'3"(max) x 13'1"(max) (5.27m(max) x 4.01m(max))

A light dual aspect room with feature fireplace and wood burning stove plus recessed spot lights.

Reception 2 18'5"(max) x 15'0"(max) (5.63m(max) x 4.58m(max))

With wood burning stove plus carpets and curtains.

Dining Kitchen 18'0"(max) x 14'11"(max) (5.51m(max) x 4.56m(max))

Having a comprehensive range of modern wall and base units with complimenting granite worktops and upstands plus island unit and breakfast bar. With twin ovens, warming drawer, induction hob, hood, dishwasher and wine cooler plus Belfast sink and mixer tap. With recessed spot lights, Oak flooring and blinds.

Utility Room 10'6"(max) x 9'0"(max) (3.22m(max) x 2.76m(max))

With modern units and laminate worktops. Oak flooring and French doors leading to rear garden.

WC 4'8" x 2'2" (1.43m x 0.67m)

Having white sanitary ware and oak flooring.

FIRST FLOOR

Landing

With fitted flooring.

Bedroom 1 17'6"(max) x 10'9"(max) (5.35m(max) x 3.29m(max))

A light dual aspect room with recessed spot lights, carpets and curtains.

En Suite 7'3" x 5'6" (2.21m x 1.68m)

Having contemporary white sanitary ware with shower and screen to bath, vanity, chrome ladder radiator and tiling.

Bedroom 2 10'7"(max) x 10'1"(max) (3.24m(max) x 3.09m(max))

With carpets and curtains.

Bedroom 3 10'7" x 7'4" (3.24m x 2.24m)

With carpets and curtains.

Bedroom 4 12'3" x 6'3" (3.75m x 1.91m)

With carpets and curtains.

Bedroom 5 7'6" x 5'4" (2.31m x 1.64m)

With carpets and curtains.

Bathroom 9'6" x 9'6" (2.92m x 2.90m)

Having a modern 4 piece suite with separate spa bath and double shower. With vanity, wall and floor tiling plus recessed spot lights and blind.

EXTERNAL

The property benefits from formal gardens with patio areas and outdoor oven. There are further fields giving a combined plot size of 5.53 acres**. There is plenty of off road parking available.

Externally there is a barn with power and light plus remote controlled door which could be converted subject to the necessary consents. There is a further stable block and a frame has been erected for a further modern barn to be completed by the new owners.

** Information provided by Homesearch data services. We have not conducted a survey to confirm this size and you should make all necessary enquiries you feel appropriate to confirm the size
* Subject to necessary planning and building regulations consent.

Please note that the adjoining attached house enjoys a right of way across the front of this property to their outbuilding which is at the rear of the barn.





