



## Church Lane, Cranford NN14 4AE

- Three potentially 4 bedrooms
- No Chain
- Gated Parking and DOUBLE GARAGE
- Good sized enclosed rear garden
- Original features
- Beautiful Conservation Area
- Detached Stone Family Property

PRICE  
£725,000

We would like to point out that all measurements set out in these sales particulars are approximate and are for guidance only. We have not tested any apparatus, equipment, systems or services etc. And cannot confirm that they are in full or efficient working order or fit for their purpose. No assumption should be made as to compliance with planning consents or current usage. Nothing in these particulars is intended to indicate that any carpets or curtains, furnishings or fittings, electrical goods (whether wired or not), gas fires or light fittings, or any other fixtures not expressly included form any part of the property being offered for sale. While we endeavor to make our sale details accurate and reliable, if there is any point which is of particular importance to you, please, contact us and we will be pleased to confirm the position for you. Wide angled lens may have been used on all photography.



23 High Street, Rothwell  
01536 418100  
info@simonac.co.uk  
simonac.co.uk





# Church Lane, Cranford NN14 4AE

PRICE £725,000 FREEHOLD

**\*\*IN PERSON AND VIDEO VIEWS AVAILABLE\*\*** The Old School House WITH AMPLE PARKING AND DOUBLE GARAGE is a delightful 3 potentially 4 bedroom detached period property built in stone and offering family sized living accommodation and vast outdoor space. Situated in the ever popular conservation area/village of Cranford, the house occupies a slightly elevated position overlooking the Cranford park to the front and enjoying a substantial enclosed garden to rear. Other benefits include two separate reception rooms, a farmhouse style kitchen and a double garage with ample off road parking to the rear, via a coded gate and shared driveway accessed from High Street. The house boasts many original features including oak beams, patterned quarry tile and stone flooring and an ingle-nook fireplace. But has been improved with full gas central heating and sealed unit double glazing. The overall accommodation comprises storm porch, entrance hall, Utility/drying room, guest WC, Kitchen/Breakfast room, Lounge with dual aspect and wood burner and separate dining room with the ingle-nook fireplace. The first floor offers three genuine double bedrooms, with bedroom two also giving access to a large dressing room/Bedroom four and bathroom, plus a family shower room. Outside is an enclosed front garden and the aforementioned marauding rear garden with workshop, wood store and garden shed, plus the parking and double garage. Viewing is strongly recommended.

## ENTRANCE HALL

Via glazed timber panelled door, original quarry tiled and stone flooring, single panelled radiator, panelled doors to Cloakroom/Wc, Utility Room, Kitchen/Breakfast Room, Dining Room, stair case rising to first floor landing, glazed opening doors to Rear Porch

## REAR PORCH

Built in stone, continuation of quarry tiled flooring, sealed double glazed windows to sides, glazed timber door to rear garden

## UTILITY ROOM

8'8" x 9'4" (2.65m x 2.85m )  
Sealed double glazed timber window to front, complimentary tiling to all walls, ceramic tiled flooring, work surface areas, appliance space to include plumbing for automatic washing machine and ample further appliance space

## CLOAKROOM/WC

Refitted close coupled Wc and vanity wash hand basin, tiled splash back and inset, Complimentary tiling to all walls, ceramic tiled flooring, extractor fan

## KITCHEN/BREAKFAST ROOM

14'3" x 13'7" (4.35m x 4.15m )  
Farmhouse style kitchen of refitted high and base level cupboard units with drawer space and work tops, one and half bowl single drainer sink unit mixer tap, integrated fridge, built in four ring gas hob, electric oven and grill, double panelled radiator, sealed unit double glazed window to rear, obscured sealed unit double glazed timber window to side, wood panelled walls, oak beam to ceiling, exposed brick work and breakfast bar area

## DINING ROOM

13'1" min plus fire place and recess x 13'7" max i (4m min plus fire place and recess x 4.15m max into)  
Having sealed unit double glazed bay window to front, oak beam ceiling, double panelled radiator, impressive inglenook open fire place with fire, display mantle and large display grate, door to under stairs storage cupboard, opening sealed unit double glazed French doors offering outlook and access to rear garden, timber panelled door to Lounge/Sitting Room

## LOUNGE/SITTING ROOM

15'8" x 11'5" (4.8m x 3.5m )  
~Impressive family size room with sealed unit double glazed picture window to front having window seat and shutters, oak beam to ceiling, double panelled radiator, sealed unit double glazed French doors offering outlook and access to rear garden, full height brick feature fire place housing wood burner

## FIRST FLOOR LANDING

Spacious landing with sealed unit double glazed window to rear offering views over rear garden, single panelled radiator, timber doors to Three Double Bedrooms, Family Shower Room and door to attic loft room

## DOUBLE BEDROOM ONE

15'10" x 12'5" (4.85m x 3.8m )  
Having sealed unit double glazed windows to front and rear, display mantles, double panelled radiator, loft hatch

## DOUBLE BEDROOM TWO

17'8" x 10'5" (5.4m x 3.2m )  
Having sealed unit double glazed windows to front and rear, display mantles, single panelled radiator, built in book shelf, door to Inner Hallway

## DOUBLE BEDROOM THREE

10'7" plus door opening x 9'4" (3.25m plus door opening x 2.85m )  
Having sealed unit double glazed window to front, single panelled radiator

## INNER HALLWAY

Having door to storage cupboard and through to Dressing Room and Bathroom

## DRESSING ROOM

13'1" x 7'0" max (4m x 2.15m max )  
Having sealed unit double glazed window to side and display mantle, timber panelled walls, loft hatch, single panelled radiator, hot water tank and wall mounted boiler

## BATHROOM

Four piece suite comprising close coupled Wc, twin grip panelled bath, pedestal wash hand basin and fully tiled shower cubicle, wood panelled walls, obscured sealed unit double glazed window to side with tiled display mantle, single panelled radiator

## SHOWER ROOM

Refitted four piece suite comprising pedestal wash hand basin, close coupled WC, bidet and fully tiled shower cubicle, obscured sealed unit double glazed window to front, part complimentary tiling to walls, wall mounted heated towel/radiator, ceiling mounted Triton luxury body drying machine

## OUTSIDE FRONT

To the front garden this is gravelled and landscaped for low maintenance with numerous shrub and flower borders and cut outs, gravel path and further path leading to entrance door, enclosed by s combination of stone wall and timber fencing, gated side access to rear

## OUTSIDE REAR

A well proportioned garden and additional feature of the property being mainly laid to lawn with deep shrub sand flower borders and numerous trees large paved patio and sitting areas, gravel cut outs and further entertaining area, detached stone store/workshop, timber shed and shared pedestrian access leading to Garage, the rear garden is enclosed by a combination of high level stone walls and timber panelled fencing and hedge row - The rear garden requires viewing to appreciate and fully enjoy

## PARKING & GARAGE

Access via shared driveway with 8 and the Cranford primary school - coded gated access via the High Street leading to ample off road parking in front of detached Double Garage having power and lighting connected, inspection pit and eaves storage space



call to view 01536 418100

