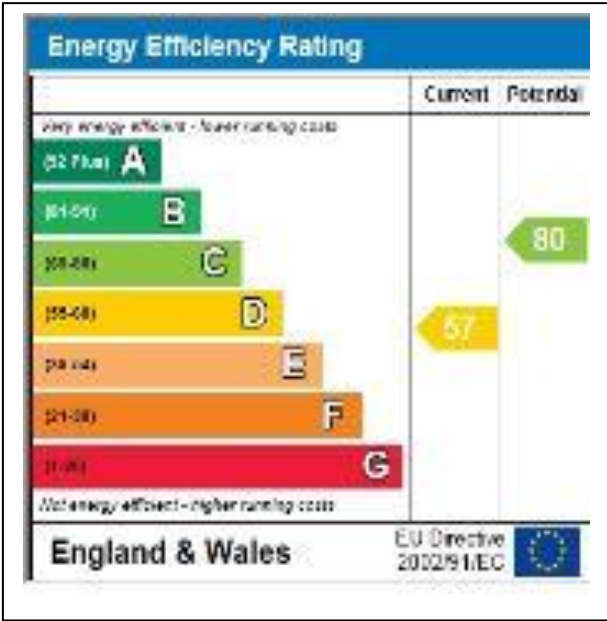




Price £890,000

- Beautiful, detached, rural home.
- 5 Acres of level land attached
- Various outbuildings
- Idyllic countryside location
- Parking and garaging for several vehicles
- Large landscaped gardens with fruit trees
- A short drive from all amenities



This is a fantastic 3-4 bedroom family home nestled within 5 sprawling acres in the charming hamlet of Trewalder. There are two large workshop/storage/garage out buildings as well as a large hay barn. This property will appeal to horse owners, or those wishing to create a small holding.



Porch

From the lane, a few steps lead to a Upvc, glazed front door which leads into a small entrance porch with a slate floor. A further glazed Upvc door leads into the hallway which in turn has doorways to the utility and lounge. Stairs rise to the upper floor. Central heating radiator.

Lounge / Diner

29'3" (8.92m) Max x 10'10" (3.3m) Max A light and bright room with three windows to the front aspect. There is a large, stone, open fireplace with a wood burning stove fitted. Storage cupboard and built in display cabinet. Two central heating radiators. Plenty of room for a 10 seat dining table.



Kitchen / Breakfast room

18'0" (5.49m) x 10'0" (3.05m) A beautifully fitted country style kitchen in a very pleasant cream colour with butchers block style worktops. There is an inset, one and a half bowl stainless steel sink with mixer tap. An AGA free standing stove set in a central position and colour matched to the rest of the kitchen. Two windows to the rear aspect and patio doors leading out to the conservatory. A matching breakfast bar with storage under. Stone tiling, pantry cupboard, and central heating radiator.



Downstairs Shower Room

6'6" (1.98m) x 4'11" (1.5m) A well fitted shower room suite comprising a corner shower cubicle with patterned glass enclosure and mains shower fitted, Low level WC, Pedestal wash hand basin, and extractor fan. Window to the side aspect.



Conservatory

13'0" (3.96m) x 10'2" (3.1m) Well placed modern conservatory with full length glass and poly carbonate roof. Double doors lead out to the rear garden and access through patio doors to the kitchen.



Utility Room

16'5" (5m) x 5'9" (1.75m) Large utility area with doors leading to the hall, kitchen, downstairs shower room, and upvc door to the rear garden. Shelving and storage cabinets with inset stainless steel sink. Windows to the front and side aspects. Central heating radiator. The utility has two distinct areas, the second of which measures **3.89m x 1.34m**.



Bedroom 1

12'10" (3.91m) x 10'11" (3.33m) Large bright room. Window to the front aspect overlooking countryside. Exposed beams. Central heating radiator.

Bedroom 2

10'2" (3.1m) x 10'10" (3.3m) Window to the rear aspect with views over the garden. Loft hatch. Cupboard housing the hot water tank. Central heating radiator.

Bedroom 3

11'2" (3.4m) x 9'5" (2.87m) Window to the front aspect overlooking countryside. Exposed beams. Two built in wardrobes. Central heating radiator.

Study

5'5" (1.65m) x 5'7" (1.7m) Window to the front aspect with views over countryside. Electric heater to one wall. Fixed shelving. Ideal study space.

Bathroom

Opaque window to the rear aspect. Suite comprising of a panelled bath with electric shower over and glass splash screen. Low level WC. Wall mounted wash hand basin.



Double Garage

16'5" (5m) x 16'4" (4.98m) Large double garage with electric and light supplied. Stone built with metal roof and wood doors.



Workshop

22'5" (6.83m) x 21'0" (6.4m) To the rear of the garage is a large workshop with electric and light supplied. Plenty of shelving and storage space. Vaulted and beamed ceiling with corrugated covering. Excellent hobby space and workshop.

Workshop 2 / old milking shed

36'0" (10.97m) x 17'7" (5.36m) Next to the garage and workshop is another large building with various potential uses. Large doors to the front for vehicle access and side door. Power and light supplied. To the rear of the building is a smaller sectioned off area which is fitted with kitchen units and would make an ideal office space. Corrugated roofing.



Hay barn / Storage

49'0" (14.94m) Approx x 12'3" (3.73m) Approx At present this building is sectioned off into 4 separate areas used as garage space. With the existing footprint, there is potential for conversion (subject to planning consent). For horse owners this building would make an ideal stable block.

Outside

This property stands on approx 5 acres of level land. Perfect for the horse enthusiast as well as those looking to create a small holding or small business. Either way, this property gives you everything you need. To the front is a planting area adjacent to the property and a driveway to the side leading to the double garage and also a farm gate leading through to the outbuildings and fields. Hand gates are to both sides of the property giving access to the rear gardens which are beautifully landscaped and include an orchard area. Beyond the orchard are the two fields which are level, and ideal for horses. This house is indeed a countryside gem.



Agents Notes

When you imagine an idyllic countryside family home, this property is just the kind of thing that comes to mind. Plenty of space to breath and even more space to do whatever you want. As said, this property is ideal

for the equestrian. Having the fields connected to the house is rare and highly sought after. The house itself has been well maintained and is ready for a new owner to put their stamp on it. Those of you looking for a versatile house with plenty of outside space and outbuildings, this property has to be on your viewing list.

