

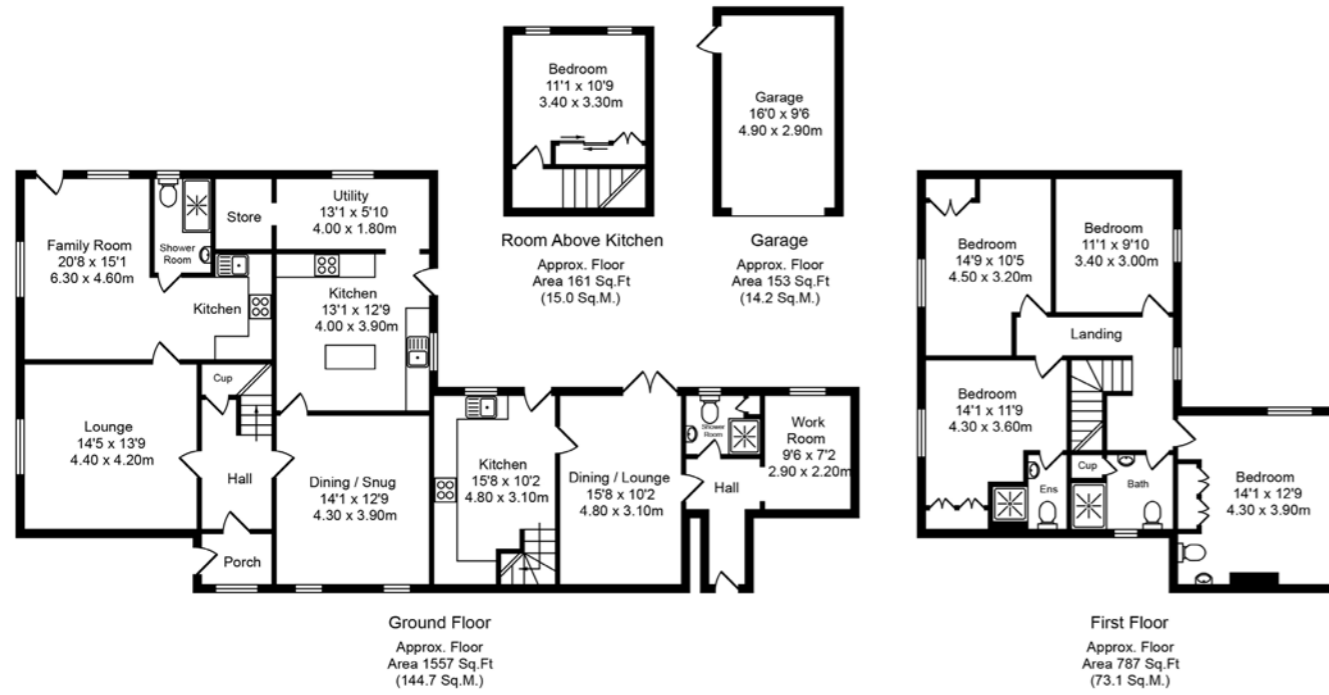


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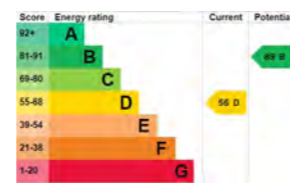
Total Approx. Floor Area 2658 Sq.ft. (247.0 Sq.M.)

Whilst every effort is made to accurately reproduce these floor plans, measurements are approximate, not to scale and for illustrative purposes only



Tenure: We are advised by our client that the property is Freehold
 Council Tax Band: D
 Council Tax Band (The Old Bakery): B

Every care has been taken with the preparation of these property details but they are for general guidance only and complete accuracy cannot be guaranteed. If there is any point, which is of particular importance professional verification should be sought. These property details do not constitute a contract or part of a contract. We are not qualified to verify tenure of property. Prospective purchasers should seek clarification from their solicitor or verify the tenure of this property for themselves by visiting www.landregisteronline.gov.uk. The mention of any appliances, fixtures or fittings does not imply they are in working order. Photographs are reproduced for general information and it cannot be inferred that any item shown is included in the sale. All dimensions are approximate.



Arnold & Phillips are delighted to offer for sale 'Weighbridge House' a beautiful property that effortlessly combines charm and character. Its picturesque facade is a true delight, capturing the attention of all who pass by. The exterior exudes curb appeal in abundance, inviting you to explore the accommodation within and once inside, you will be greeted by an interior that is equally as impressive. The house boasts a wealth of traditional features, adding to its timeless allure. From the moment you step through the door, you will be transported to a bygone era, where craftsmanship and attention to detail were held in high regard.

The name of the house hints at its fascinating history with the canal and in the past, it played a pivotal role in the transportation of goods, as it served as a location for weighing goods on and off the barges. This historical significance adds an extra layer of intrigue to the property, allowing you to connect with the rich heritage of the conservation area in which it rests.

In addition to the main house there is also an attached 'Old Bakery', which now serves as ancillary accommodation. This unique addition further emphasises the historic interest of the property and along with the detached garage, presents an impressive overall floor plan which covers a total of 2658 square feet.

Upon entering the main part of the house, you are greeted by a porch and hallway that lead to a spacious lounge and a family room, providing versatile living spaces for relaxation and entertainment. The recent addition of a modern fitted kitchen features a range of stylish, hi-gloss wall and base units, a centre island, breakfast bar, quartz worktops, and integrated Bosch and AEG appliances. There is also a practical utility room and a convenient laundry room which complete the functional layout. Adding to the versatility of the home the ground floor family room has been thoughtfully modified to serve as a fully self-contained living space, complete with a newly-fitted accessible en-suite shower room, with underfloor heating, and a kitchen area with fitted units, workspace and appliances. This additional living space is perfect for accommodating elderly relatives or creating a private retreat.

On the first floor there are four double bedrooms, three of which provide built-in wardrobes, offering ample storage solutions. The primary bedroom boasts a three-piece en-suite shower room, while a separate three-piece shower room, with underfloor heating, caters to the needs of the other bedrooms. Notably, the second bedroom also features a convenient WC and wash hand basin.

Adjacent to the main house, 'The Old Bakery' presents a charming lounge with a dining area, a brand-new well-appointed breakfast kitchen with fitted wall and base units and integrated appliances. There is also a flexible home office or bedroom, and a modern three-piece shower room, with new flooring running throughout the ground floor. The first floor reveals a comfortable bedroom, providing a peaceful sanctuary for guests or extended family members.

Externally, the home offers a detached garage and rests on a larger than average plot, providing ample space for outdoor activities. The private, secure gardens feature gravel areas for easy maintenance, stone-flagged patios for al fresco dining, mature planting for added serenity, and a charming, cobbled courtyard area. Furthermore, the property offers driveway parking, ensuring convenience for multiple vehicles.

This property is more than just a home; it is a sanctuary of traditional charm, modern amenities, versatility, and tranquillity. With its spacious floor plan, exceptional ancillary living space, and charming outdoor areas, this property offers a truly remarkable living experience. Don't miss the opportunity to make Weighbridge House your new haven.









