





This unique Victorian house is believed to date from 1870 and has only had 3 owners in that time! Located on the outskirts of the very well served and popular village of Elmswell this individual property will appeal to a large audience. Offering flexible accommodation and standing just over a quarter of an acre there is ample opportunity to extend the property if desired and subject to planning permission being obtained. The main house has some original features, the sitting room being of particular note. With generous room sizes and high ceilings expected of a property of this age. In brief the accommodation comprises entrance hall, well proportioned sitting and dining room. Fitted kitchen and utility room. A garden room, bedroom and en suite complete the ground floor accommodation. Upstairs there are 3 good size bedrooms and an impressive bathroom suite. There is plenty of parking and a double garage in this private plot. Internal viewing will be necessary to appreciate the opportunities this individual home has to offer.

Entrance Hall

16' 1" x 3' 3" (4.9m x 1m)

Spacious hall with composite front door, radiator and cover, stairs to first floor. Oak flooring.

Sitting Room

13' 9" x 13' 5" (4.2m x 4.1m)

Impressive room with original fireplace, cast iron inset and tiled hearth. Sash windows to side and front. Picture rail and ornate window pelmets. Radiator.

Dining Room

14' 5" x 12' 6" (4.4m x 3.8m)

Generous room size with window to side. Picture rail, large understairs cupboard and radiator. Oak flooring. Doors to study and kitchen.

Garden Room

10' 2" x 10' 2" (3.1m x 3.1m)

Delightful room with french doors leading to the garden.

Bedroom 4

9' 6" x 7' 3" (2.9m x 2.2m)

Window to side and door to:

En-suite

6' 3" x 4' 3" (1.9m x 1.3m)

WC, wash basin, storage cupboard, bath, radiator and window to rear.

Kitchen

11' 2" x 10' 2" (3.4m x 3.1m)

Well designed with ample wall and base, cupboard and drawer units. Built in fridge and dishwasher. Range cooker. Inset sink and ample work surfaces. Feature fireplace. Recess ceiling lighting. Tiled floor. Views of the garden.

Utility

7' 10" x 6' 11" (2.4m x 2.1m)

Useful room with plumbing for washing machine. Work surface with inset sink and wall units. Gas boiler, tiled floor and door to garden.

First Floor Landing

17' 5" x 5' 3" (5.3m x 1.6m)

Spacious landing with window to rear and radiator.

Bedroom 1

12' 2" x 12' 2" (3.7m x 3.7m)

Lovely light room with meadow views. Radiator with cover.

Bedroom 2

13' 1" x 9' 6" (4.0m x 2.9m)

Original fireplace, radiator, dual aspect room with windows to side and front.

Bedroom 3

7' 7" x 7' 7" (2.3m x 2.3m)

Access to loft, radiator and window to front.

Bathroom

10' 10" x 8' 10" (3.3m x 2.7m)

Magnificent bathroom size with 4 piece suite comprising of: freestanding bath, shower cubicle, WC and wash basin with drawer storage. Marble effect tiling, radiator, and large shelved storage cupboards. Window to side and skylight window.

Grounds

Set back from the road with privacy provided by the 6ft brick walling, laurel hedging and fencing. The property sits to the side and front of the plot allowing plenty of room to extend if so desired. Double timber gates open to the gravel driveway offering plenty of parking and turning area which in turn leads to the detached double garage. A large expanse of lawn is edged by flower beds. Tucked in the corner of the garden is a delightful timber decked seating area with pergola over making for a relaxing area. A large attractive paved patio area has been created which sits to the side and rear of the property with adjoining summer house. Gate access leads out to the side.

Double Garage

Detached double garage with double opening doors.

Summer House


Raised decking area with Summer House and seating area.



Ground Floor Building 1



Floor 1 Building 1

Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92-100)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
<i>Not energy efficient - higher running costs</i>			
England, Scotland & Wales		EU Directive 2002/91/EC 	

Consumer Protection from Unfair Trading Regulations 2008 We have not tested any apparatus, equipment, fixtures, fittings or services and so cannot verify that they are in working order or fit for purpose. You are advised to obtain verification from your solicitor or surveyor. References to the tenure of a property are based on information supplied by the seller. We have not had sight of the title documents and a buyer is advised to obtain verification from their solicitor. Items shown in photographs are not included unless specifically mentioned within the sales particulars, but may be available by separate negotiation. We advise you to book an appointment to view before embarking on any journey to see a property, and check its availability.