





The original cottage is believed to date from the 16th century and later extended to create this beautiful home with a wealth of period features complete with a detached converted barn ideal as an annexe/holiday let or home office. Set in large, landscaped gardens with open farmland to the rear boundary this home delights on every count. Offering flexible accommodation with 4 bedrooms and 3 reception rooms including a stunning first floor bathroom suite and en suite. The well-proportioned sitting room has a welcoming log burner with exposed timbers in the dining room. A traditional kitchen/breakfast room has French doors leading out to a delightful, enclosed garden area. The brick and flint barn has been carefully converted to offer a bedroom, sitting room, kitchen, shower room and mezzanine floor. Set back from the road with driveway and parking area leading to the gardens. This exceptional home really must be seen to fully appreciate the size and setting of this versatile property.

Entrance Hall

17' 3" x 6' 3" (5.25m x 1.90m)

Welcoming entrance hallway with exposed beams and stairs rising to first floor accommodation. Understair storage cupboard.

Cloakroom

7' 3" x 3' 0" (2.21m x 0.91m)

W.C and washbasin. Shelving. Exposed beams.

Sitting Room

15' 2" x 14' 1" (4.62m x 4.29m)

Stunning room with exposed brick fireplace with inset log burner. Exposed ceiling and wall timbers with window to front aspect. Radiator.

Dining Room

17' 1" x 8' 8" (5.20m x 2.64m)

A fine room with exposed timbers, wall and ceiling timbers and radiator. Window to front.

Study

14' 5" x 9' 2" (4.39m x 2.79m)

Double aspect room and radiator.

Kitchen/Breakfast Room

15' 1" x 12' 6" (4.59m x 3.81m)

A traditional kitchen style with a good range of wall and base cupboard and drawer units with ample oak work surfaces. Inset butler sink and wooden drainer unit. Space for a range style cooker and slimline dishwasher. Plumbing for washing machine. Room for dining table and double doors lead out the the patio seating area and garden. Tile floor. Exposed beams.

Rear Hall

9' 1" x 5' 7" (2.77m x 1.70m)

Stable style door to garden. Tiled floor. Exposed timbers and brickwork.

Galleried Landing

12' 10" max x 8' 4" (3.91m x 2.54m)

Exposed beams and wall timbers. Wooden latch doors to bedrooms and bathroom. Window and access to loft space.

Bedroom 1

16' 10" max x 10' 3" (5.13m x 3.12m)

Exposed timbers and studwork. Exposed brick chimney breast. Window to front with beautiful views. Radiator.

Bedroom 2

17' 0" x 9' 1" (5.18m x 2.77m)

Double aspect room with lovely views. Exposed timbers and wood latch door to bedroom 3. Radiator.

Bedroom 3

10' 10" x 8' 11" (3.30m x 2.72m)

Views to front and window to side. Radiator and access to loft space. Door to en suite.

En-suite

9' 2" x 3' 1" (2.79m x 0.94m)

Tiled shower cubicle, wash hand basin, wc, wall mounted towel rail and extractor fan. Window to rear.

Bedroom 4

9' 6" x 8' 5" (2.89m x 2.56m)

Lovely views to front. Wall timbers. Radiator.

Bathroom

9' 8" x 9' 2" (2.94m x 2.79m)

Stunning bathroom with free standing claw foot bath, pedestal wash basin and w.c. Feature wall panelling. Exposed wall timbers including mullion window. Electric underfloor heating. Wooden latch door leads to the airing cupboard with eaves storage access and hot water cylinder. Windows. Radiator.

Gardens

The stunning gardens are a real feature of the property and have been well tended to by the current owner. With an abundance of shrubs, trees and flowers with interest at every turn. A lawn and seating area with flower borders enclosed by fencing and the brick flint barn adjoins the rear of the house. A further lawn area sits opposite the barn. Walk through the arch along pathway with trees and shrubs until you reach the end of garden where you can enjoy far reaching countryside views. There is a large timber shed for storage.

Detached Barn

Being brick and flint with a tiled roof.

Sitting Room

12' 4" x 12' 1" (3.76m x 3.68m)

With vaulted ceiling and access to the mezzanine level. Exposed beam. Double doors providing entrance. Radiator. Door to bedroom and shower room. Open to kitchen.

Bedroom

11' 0" x 10' 2" (3.35m x 3.10m)

Window and radiator. Wall lights.

Kitchen

8' 0" x 5' 9" (2.44m x 1.75m)

Fitted kitchen with shaker style wall and base cupboard and drawer units. Inset sink and drainer unit. Electric cooker point and extractor. Space for fridge. Oil boiler.

Shower Room

8' 0" x 5' 6" (2.44m x 1.68m)

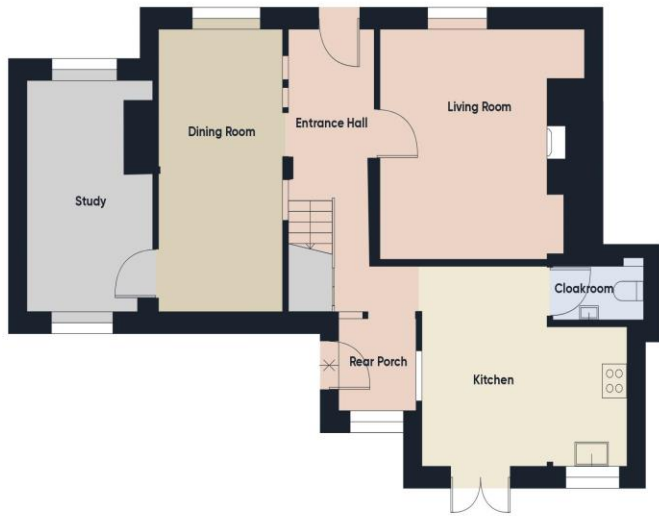
Tiled shower room with shower cubicle. Pedestal wash basin and wc. Plumbing for washing machine. Heated towel rail. Window.

Mezzanine

With wooden step access to this level. Ideal for storage. Window.

Driveway and parking

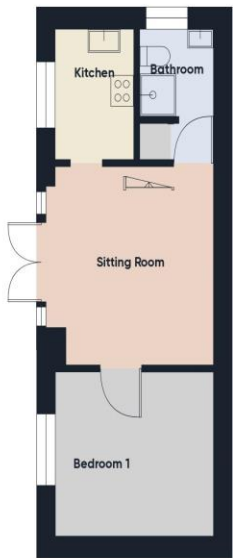
Set back from the road with block paved driveway providing ample parking. Deep front garden laid to lawn behind mature hedge. This area could be more parking if desired. Gate access to the barn and gardens.



Ground Floor Building 1




Floor 1 Building 1



Ground Floor Building 2



Floor 1 Building 2

| Energy Efficiency Rating | | Current | Potential |
|--|----------|---------|---|
| <i>Very energy efficient - lower running costs</i> | | | |
| (92-100) | A | | |
| (81-91) | B | | |
| (69-80) | C | | 70 |
| (55-68) | D | | |
| (39-54) | E | 46 | |
| (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.