





Positioned at the heart of grounds spanning just under a quarter of an acre, this detached period home boasts stunning, far-reaching views over open farmland. Offered for sale with no onward chain, the property retains many original features while benefiting from recent improvements by the current owners. The flexible and spacious layout includes generously sized reception rooms, both featuring characterful inglenook fireplaces. A traditional kitchen/breakfast room and an additional study or bedroom are complemented by an adjoining shower room. Upstairs, the master bedroom benefits from a large dressing room and a family bathroom, while three further well-proportioned bedrooms are accessible via twin staircases. Located in a peaceful and picturesque setting, this charming home truly must be seen to be fully appreciated.

Entrance Hall

13' 3" x 9' 2" (4.045m x 2.806m)

Welcoming entrance hall with brick tile flooring. Main staircase to first floor. Radiator.

Kitchen/Breakfast Room

13' 4" x 12' 10" (4.056m x 3.909m)

Traditional style country kitchen with a good range of wall and base cupboard and drawer units with inset sink and drainer. Ample preparation surfaces. Space for freestanding oven. Plumbing for washing machine and slimline dishwasher. Wonderful field views. Ample space for breakfast table. Radiator.

Study/Bedroom

11' 5" x 9' 4" (3.473m x 2.837m)

Windows to front and side. Radiator.

Shower Room

9' 2" x 5' 1" (2.800m x 1.537m)

Modern suite with corner shower, wash basin and WC. Fully tiled. Window to side. Heated towel rail.

Dining Room

13' 9" x 12' 4" (4.194m x 3.770m)

Generous room size with exposed timbers and brick fireplace with Bressumer beam. Small storage cupboard with original door. Windows to front and rear. Radiator. Leading through to the sitting room.

Sitting Room

24' 2" x 13' 8" (7.370m x 4.173m)

Exposed timbers and brick inglenook fireplace and Bressumer beam. Former bread oven. Wall lights. Second staircase to first floor. Windows to front and rear and door to rear garden. Three radiators.

Landing

8' 6" x 4' 3" (2.579m x 1.307m)

Exposed timbers.

Master Bedroom

13' 5" x 8' 5" (4.078m x 2.554m)

Impressive room with fabulous views. Fitted wardrobes. Opening to the dressing room. Radiator.

Dressing Room

10' 1" x 9' 4" (3.064m x 2.847m)

Fitted with wardrobes. Window to side. Radiator.

Shower Room

8' 8" x 8' 3" (2.650m x 2.525m)

Recently installed modern shower room with double shower cubicle. Vanity unit with WC and wash basin. Airing cupboard housing water tank. Window to rear. Heated towel rail.

Landing

9' 5" (max) x 3' 0" (2.864m x 0.911m)

Exposed timbers and storage cupboard.

Bedroom 2

13' 3" x 10' 3" (4.030m x 3.133m) (Reduced headroom)

Exposed timbers and feature fireplace. Window to rear. Radiator.

Bedroom 3

13' 5" x 10' 11" (4.090m x 3.334m) (Reduced headroom)

Exposed timbers. Window to front. Radiator.

Bedroom 4

14' 9" (max) x 12' 11" (max) (4.503m x 3.947m) (Reduced headroom)

Exposed timbers. Window to rear. Radiator.

Outside

Front Garden

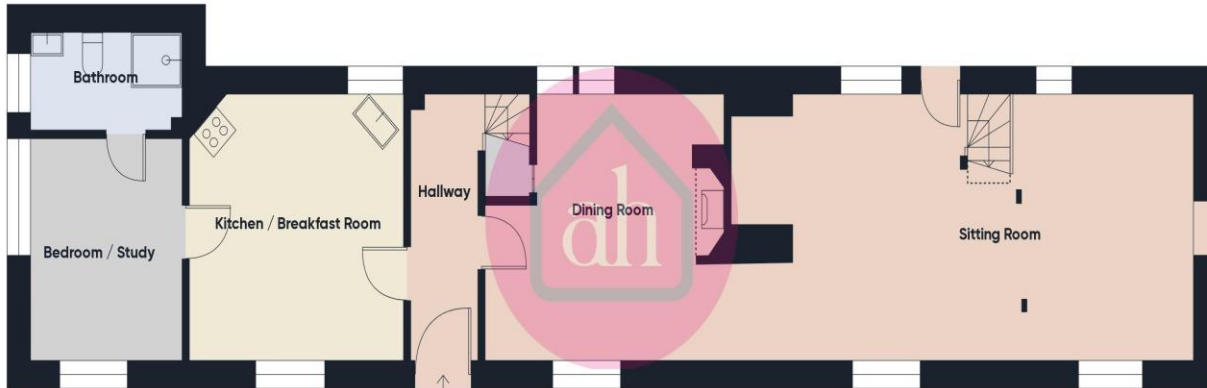
This charming cottage-style front garden is picturesque featuring mature trees, flower and shrub borders with a serene ornamental pond. The garden continues around the property, where you'll find a greenhouse to one side and a rustic wooden storage shed to the other. A driveway and ample off road parking.

Rear Garden

The rear garden benefits from privacy with lawns and flower beds along with post and rail fencing to the boundary. Extensive farmland views can be enjoyed from here along with useful brick storage sheds, one with a WC.

Agent's Note

This property is not listed and we understand the original cottage dates from the 16th century. The fireplaces are currently sealed. Recent improvements include internal and external decoration. New first floor bathroom suite. New carpets. Boiler service complete.



Ground Floor



Floor 1

Approximate total area⁽¹⁾

1735.48 ft²

Reduced headroom

152.94 ft²

(1) Excluding balconies and terraces

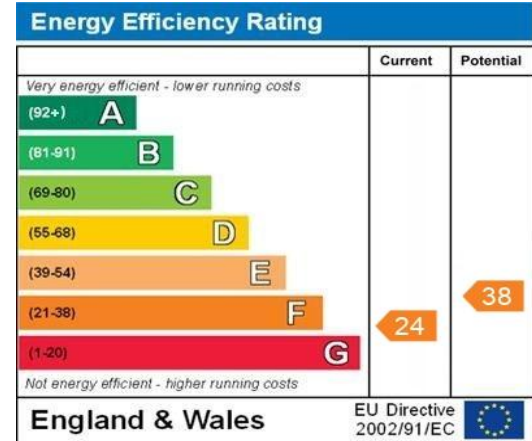
Reduced headroom

..... Below 5 ft

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

Calculations were based on RICS IPMS 3C standard. Please note that calculations were adjusted by a third party and therefore may not comply with RICS IPMS 3C.

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