



West Road, Thorney



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OIRO £550,000



Key Features

- Five Acres
- Three Bedroom
- Small Holding
- Detached Bungalow
- Rural Location
- Stables
- EPC rating E
- Freehold





Rare opportunity to acquire this Rural three bedroom detached bungalow, with a FOUR AND A HALF ACRE (STS) SMALLHOLDING. Boasting Five Stables and Private access. The smallholding is currently divided into several paddocks.

The bungalow offers, entrance hall, lounge, kitchen diner, snug, three bedrooms, office, utility, WC, and family bathroom with jacuzzi bath.

Outside the property to the front there is a lawned garden and two driveways with ample parking. To the rear of the property there is a lawned garden with patio area, hottub, sheds and garage with personal access to the smallholding. The smallholding boast stables, food storage and vehicular access. Currently housing a variety of animals.

Entrance Hall

External door to side aspect

Kitchen Diner 3.08m x 4.35m (10'1" x 14'4")

Window to front aspect and fitted with a range of wall and base units with worktops over, integrated electric double oven, electric hob with extractor over, sink with drainer, space for fridge freezer and radiator.

Sitting Room 3.00m x 2.67m (9'10" x 8'10")

Window to side aspect and radiator.

Lounge 4.50m x 3.61m (14'10" x 11'10")

Window to front aspect, log burner and radiator.

Utility Room 3.00m x 4.68m (9'10" x 15'5")

External door to side aspect and fitted with a range of wall and base units with worktops over, sink with drainer, space and plumbing for washing machine, dishwasher and tumble dryer.

WC 0.88m x 1.15m (2'11" x 3'10")

Fitted with low level WC, wash hand basin and radiator.

Office 3.00m x 1.97m (9'10" x 6'6")

Window to side and rear aspect and radiator.

Pantry 2.01m x 1.73m (6'7" x 5'8")

Window to side aspect and shelving.

Bedroom One 3.62m x 6.31m (11'11" x 20'8")

Window to front aspect, fitted wardrobes, and radiator.

Bedroom Two 3.41m x 3.30m (11'2" x 10'10")

Window to rear aspect and radiator.

Bedroom Three 3.00m x 2.42m (9'10" x 7'11")

Window to front aspect and radiator.

Bathroom 2.58m x 2.43m (8'6" x 8'0")

Window to rear aspect and fitted with jacuzzi bath, shower cubicle, low level WC, wash hand basin and extractor.

Garage

Up and over door and personal door to side aspect, power and lighting.

Outside Front

Lawned garden with two driveways with ample parking and garage.

Outside Rear

Lawned garden and patio with hot tub and various sheds.

Small Holding

Personal and vehicular access, various stables and food stores, and natural fencing all round.



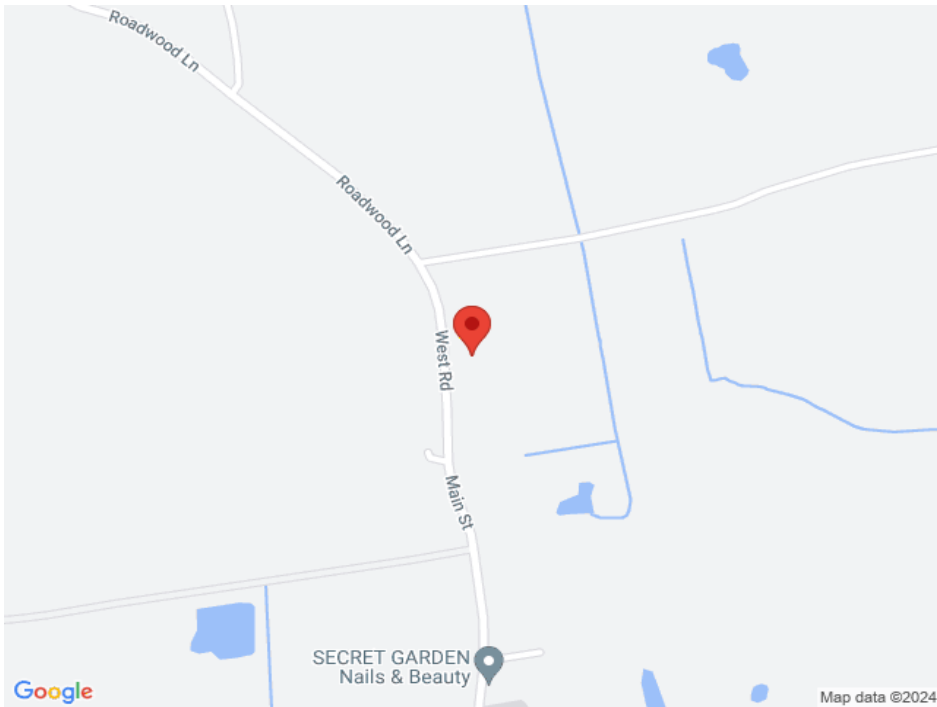


Agent Note

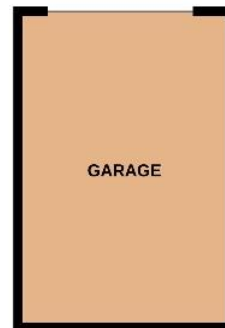
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GROUND FLOOR
1458 sq.ft. (135.4 sq.m.) approx.



Score	Energy rating	Current	Potential
92+	A		94 A
81-91	B		
69-80	C		
55-68	D		
39-54	E	52 E	
21-38	F		
1-20	G		

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TOTAL FLOOR AREA : 1458 sq.ft. (135.4 sq.m.) approx.
Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
Made with floorplan 22/02/21

