



Church Lane, Harmston



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Freehold

Offers over £650,000



Key Features

- Executive Detached Family Home
- Four Double Bedrooms
- 23ft Lounge with Exposed Beams
- Impressive Extension
- 34ft Open Plan Kitchen Living Area
- Highly Sought After Village Location
- EPC rating C





Set in the heart of the sought-after cliff village of Harmston, this exceptional FOUR-bedroom detached home offers a seamless blend of timeless charm and contemporary living. Built by the renowned Peter Sowerby, the property impresses from first glance with its classic curb appeal, complemented by a generous gravel driveway and a detached double garage.

Perfectly suited to families or anyone seeking the peace of village life without compromising on space or style, this beautifully presented home provides both elegance and practicality. Step inside to a welcoming and spacious interior, featuring an Entrance Hall, WC, Boot Room, Utility Room, and a dedicated Study — ideal for remote working or quiet retreat. The 23ft Lounge offers a cosy ambience with a feature decorative fireplace, while the show-stopping 34ft open-plan Kitchen, Dining & Living Area spans the full width of the home, complete with bi-fold doors that seamlessly open to the garden — perfect for entertaining and bringing the outdoors in.

Upstairs, a galleried landing leads to four generous double bedrooms, including a stunning Master Suite with En-Suite, and a well-appointed Family Bathroom.

The rear garden is a private haven, boasting a spacious patio, manicured lawn, and mature hedging, all backing onto Harmston Playing Fields for an open, green outlook.

Entrance Hall

10'0" x 11'1" (3m x 3.4m)

External composite door and window to front aspect, feature staircase leading to the first floor and radiator.

WC

7'0" x 2'10" (2.1m x 0.9m)

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

Utility

7'0" x 7'0" (2.1m x 2.1m)

Window to side aspect, Combi Boiler, fitted with a range of wall and base units with worktops over, Belfast style sink, space and plumbing for washing machine and tumble dryer.

Boot Room

6'0" x 10'5" (1.8m x 3.2m)

External door to side aspect and fitted with coat and shoe storage and radiator.

Lounge

23'11" x 14'0" (7.3m x 4.3m)

Bay window to front aspect, feature fireplace with gas fire, feature glass doors and walls leading to an open plan kitchen, living dining area and radiator.

Open Plan Kitchen Dining Living Area.

23'6" x 34'8" (7.2m x 10.6m)

Bi-Fold Doors leading to the rear garden. Allowing this to be a the perfect entertaining area with access to:





Kitchen Area

11'6" x 22'11" (3.5m x 7m)

Window to side aspect and fitted with a range of modern wall and base units with worktops over, inset sink, integrated double electric oven, four ring AEG induction combohob, wine fridge, fridge & freezer and dishwasher, breakfast island with inbuilt storage.

Dining Living Area

11'0" x 34'8" (3.4m x 10.6m)

Bi-folding doors stretching the full width of the room and underfloor heating.

Gallery Landing

Window to front aspect and access to roof space.

Master Bedroom

11'8" x 13'5" (3.6m x 4.1m)

Window to rear aspect, built in wardrobes and radiator.

En-suite

3'7" x 8'10" (1.1m x 2.7m)

Window to side aspect and fitted with double shower cubicle with rainfall shower over, wash hand basin, low level WC, extractor and underfloor heating.

Bedroom Two

12'0" x 11'8" (3.7m x 3.6m)

Window to rear aspect and radiator.

Bedroom Three

11'8" x 10'0" (3.6m x 3m)

Window to rear aspect and radiator.

Bedroom Four

10'0" x 10'5" (3m x 3.2m)

Window to front aspect and radiator.



Bathroom

Window to side aspect and fitted with feature bath with rainfall shower over, wash hand basin with vanity unit under, low level WC, extractor and underfloor heating.

Outside Front

Spacious gravel driveway with room for up to six cars, leading to a double garage.

Double Garage

Up and over doors with power and lighting.

Outside Rear

To the rear of the property there is a beautifully landscaped enclosed lawned garden, with spacious patio area and rear gate leading out on to Harmston Playing fields.

Agent Note

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Floorplan



TOTAL FLOOR AREA : 2403 sq.ft. (223.3 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 error, 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.

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Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	70 C	80 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		



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