



Church Lane, Timberland
£389,950



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Freehold



Key Features

- Detached Former School House
- Three Double Bedrooms
- Grade II Listed
- Large Detached Garage with Workshop
- Well Presented Throughout
- Popular Village Location
- Solar Panels and Air Source Heating
- EPC rating D





Grade II Listed former School House

Located in the popular village of Timberland, this property offers character and a real homely feel throughout. Offering Three Double Bedrooms, the downstairs living space comprises a Lounge, Separate Dining Room/SNug, Breakfast Kitchen and a Conservatory. A particular feature is the large detached Garage to rear, built in 2015 and with solar panels, with workshop to rear and a 1st floor with two rooms and a shower room. With the additional benefits of Solar Panels and Air Sourced Heating, a viewing is highly recommended,

Entrance Hall

With large timber Entrance Door, stairs leading to 1st floor with WC under and large radiator.

Lounge

4.27m x 3.66m (14'0" x 12'0")

With feature fire place with log burner, window to front aspect and radiator.

Dining Room/Snug

3.66m x 3.05m (12'0" x 10'0")

Currently used as a snug, with a feature fire place with log burner, radiator and French doors through to Side Entrance Hall - currently used for storage.

Breakfast Kitchen

3.64m x 5.15m (11'11" x 16'11")

Having a range of base and eye level units with work surface over, one and a half sink with mixer tap and drainer, integrated oven with electric hob and extractor hood over, space for under counter fridge, space and plumbing for washing machine, space for freestanding fridge freezer, tiled flooring, windows to front and rear aspect, part glazed door to side access, radiator and french doors through to;

Conservatory

2.81m x 3.02m (9'2" x 9'11")

Being part brick and uPVC build with french doors to rear garden.

Landing

With stairs taken from Entrance Hall, window to side aspect, storage cupboard to rear currently used as office space (1.86m W x 1.38m L)

Bedroom One

4.27m x 3.7m (14'0" x 12'1")

With original flooring, window to front aspect and radiator.

Bedroom Two

3.75m x 3m (12'4" x 9'10")

With window to rear aspect and radiator.

Bedroom Three

3.65m x 2.72m (12'0" x 8'11")

With window to rear aspect and radiator.

Family Bathroom

Three piece suite comprising paneled bath with shower over, hand wash basin with storage units under, low level wc, radiator and window to rear aspect.





Garage

5.44m x 4.73m (17'10" x 15'6")

With up and over garage door to front, door to side, electric and lighting, door through to;

Workshop

4.18m x 4.78m (13'8" x 15'8")

Kitted out with worktops, double sink with water connection, separate sink with drainer, windows to side and rear, door to rear garden and stairs leading to ;

Garage First Floor

9.58m x 3.13m (31'5" x 10'4")

The first room is used as a hobby room, with window to rear aspect (6.24m L x 3.13m W), then leading through to a shower room with low level wc, further to a room used as a home office with velux window to side and window to front aspect (2.37m L x 3.13m W).

Outside

The front of the property offers a well presented garden, mainly laid to lawn with decorative flowers and shrubbery, brick wall and iron fence surround with large driveway leading to rear and garage.

To the left hand side of the property from the front garden is a small courtyard area currently used for storage and further leading to a timber shed.

The rear garden is a particular feature of the property, with a well presented area leading from the conservatory with a small patio area, further laid to lawn with decorative borders. Leading through to multiple green houses and timber sheds, with a decked area at the bottom.



Solar Panel

The Solar Panels are owned,, fitted in 2015 with Tariff to 2035. Generating approx £600 pa.

Agents Note

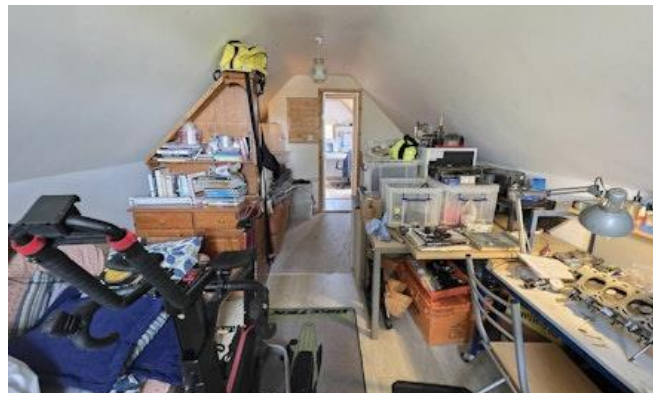
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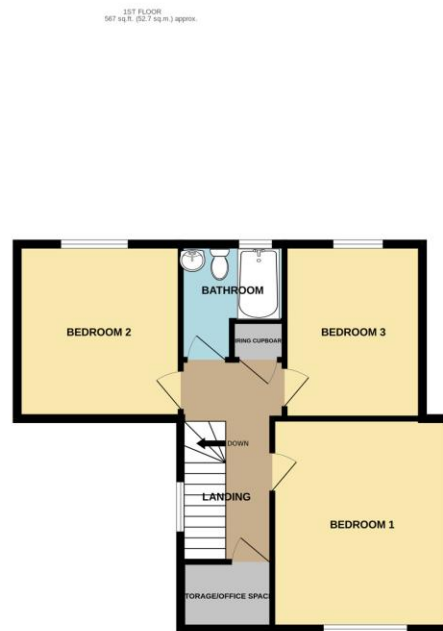
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Floorplan



TOTAL FLOOR AREA : 2068 sq.ft. (192.2 sq.m.) approx.

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