NEWTONFALLOWELL

Main Street, Rowston
£230,000

2 1 2

Freehold

2 1 2

Key Features

- Semi-Detached House
- Two Double Bedrooms
- Well Presented Throughout
- Large Plot
- Outline Planning in Place (expires Sept 2025)
- Rural Village Location Overlooking Countryside
- EPC rating D

Nestled in the sought-after rural village of Rowston, this charming two double bedroom semi-detached home enjoys beautiful open countryside views and sits on a generous plot with huge potential. Outline planning permission (ref: 22/0962/OUT) for the erection of a two-storey dwelling, valid until September 2025, offers an exciting opportunity for development, subject to renewal. The property itself boasts spacious and versatile living, comprising an entrance hall, lounge diner, garden room, fitted kitchen, cloakroom, two well-proportioned double bedrooms and a family bathroom. A viewing is highly recommended.

Entrance Hall
Having radiator and stairs leading to 1st floor.

Lounge
4.88m x 3.51m (16'0" x 11'6")
Having window to front, archway to conservatory, TV point, BT point, electric fire, with open fire behind and radiator.

Garden Room
2.74m x 2.44m (9'0" x 8'0")
Having patio door to side/garden, TV point and window to rear.

Kitchen
3.35m x 3.66m (11'0" x 12'0")
Having base and eye level units with worksurface over, inset sink bowl with drainer, Electric oven with electric hob, American style fridge freezer, boiler, radiator, window to rear and stable door to rear.

Cloakroom
Having wc, pedestal sink, window to front and radiator.

Landing
Having window to rear, radiator and stairs leading to ground floor.

Bedroom One
4.88m x 3.51m (16'0" x 11'6")
Having windows to front and rear, storage cupboard over stairs, access to loft and radiators.

Bedroom Two
2.69m x 3.68m (8'10" x 12'1")
Having window to front and radiator.

Bathroom
Three piece suite comprising paneled bath, hand wash basin, low level wc, radiator and window to side aspect.

Office
3m x 4m (9'10" x 13'1")
The home office was erected approx 7 years ago and is wooden in structure with decorative cladding. Further benefits include hardwood floor, power and lighting. UPVC door and windows. We are advised by the current occupants that the roof has a 25 year warranty.

Outside
The property benefits from garden to the side and rear. The rear garden benefits from a patio area which currently forms the foundation for the owners hot tub. The property also has a substantial hard-standing for a kennel. The outside space benefits from a range of outside lighting and had an outside tap. Field views can be enjoyed from both the front and rear aspect & these views can also be enjoyed from the building plot. To the left hand side of the house is the home office.

Planning Permission
The current owners have had outline planning permission granted for the erection of a two story dwelling on the left hand side of the garden. Reference 22/0962/OUT. Please note this is due to expire September 2025.

Agents Note
These are draft particulars awaiting vendor approval.

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Floorplan

GROUND FLOOR
562 sq.ft. (52.3 sq.m.) approx.

1ST FLOOR
372 sq.ft. (34.5 sq.m.) approx.

TOTAL FLOOR AREA : 934 sq.ft. (86.8 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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