



Long Cottage Homestead Road, Ramsden Bellhouse, CM11 1DD Guide Price £1,025,000

- ** GUIDE PRICE £1,025,000 - £1.1M **
- DETACHED HOUSE
- THREE RECEPTION ROOMS
- ENSUITE TO MASTER BEDROOM
- PARKING FOR 5-6 CARS
- FOUR BEDROOMS
- VILLAGE LOCATION
- ADDITIONAL STUDY
- GOOD SIZE GARDEN
- DOUBLE GARAGE

Located in one of Ramsden Bellhouse's most sought-after locations, this four-bedroom detached family home offers spacious and versatile living. Upon entry, you are greeted by an entrance porch with space for hanging coats and shoe storage. This leads to the entrance hallway, with the 22ft lounge to the right and the sitting room to the left. The lounge is light and bright, featuring double-aspect windows and French doors that open to the garden. The entrance hall also leads to two additional reception rooms: a dining room with space for a six-seater table, and a study with built-in furniture. The downstairs cloakroom has a w.c and wash hand basin and benefits from built-in storage, currently used by the owners as a laundry area. The kitchen, accessible from the lounge, is equipped with built-in appliances including a dishwasher, double oven, fridge, freezer, and hob. Beyond the kitchen is a breakfast room with space for a four-person table, double doors to the garden, and access to the integral double garage. On the first floor, there are four bedrooms. Bedrooms One and Two are large double rooms, while Bedrooms Three and Four are also generously sized doubles. Bedroom One features an ensuite with a bath, WC, and wash hand basin. All bedrooms have built-in storage. The family bathroom includes a four-piece suite with a bath, shower, WC, and wash hand basin. The rear garden begins with a patio area leading to a lawn, with a summer house at the far end currently used for storage. Ramsden Bellhouse offers a blend of serene countryside charm and convenient access to urban amenities whilst also being close to the local Downham School. Viewing to appreciate this well looked after and loved family home is highly recommended.

4 2 3 D

Council Tax Band:



Entrance Porch

7'2" x 5'3"

Hallway

12' 8" x 12'6"

Lounge

22'10" x 22'7"

Kitchen

12'8" x 11'0"

Breakfast Room

11'0" x 8'0"

Dining Room

11'8" x 11'0"

Sitting Room

13'5" x 11'5"

Study

8'0" x 7'6"

W.C

7'5" x 6'6"

Landing

29'6" x 11'7"

Bedroom One

17'8" x 15'6"

Ensuite

7'9" x 5'6"

Bedroom Two

17'8" x 13'5"

Bedroom Three

10'7" x 7'2"

Bedroom Four

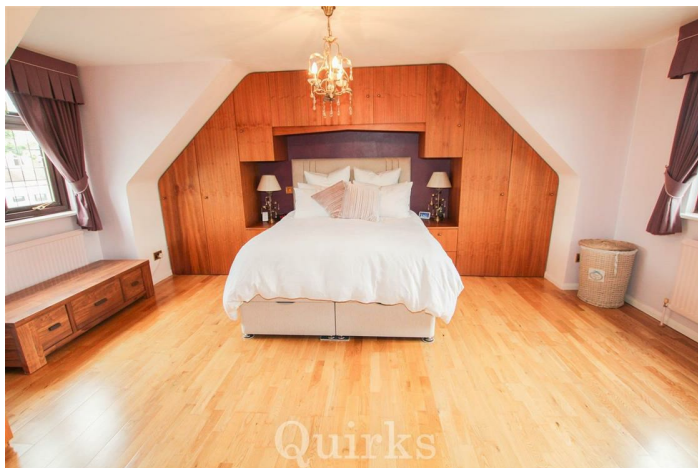
10'9" x 7'4"

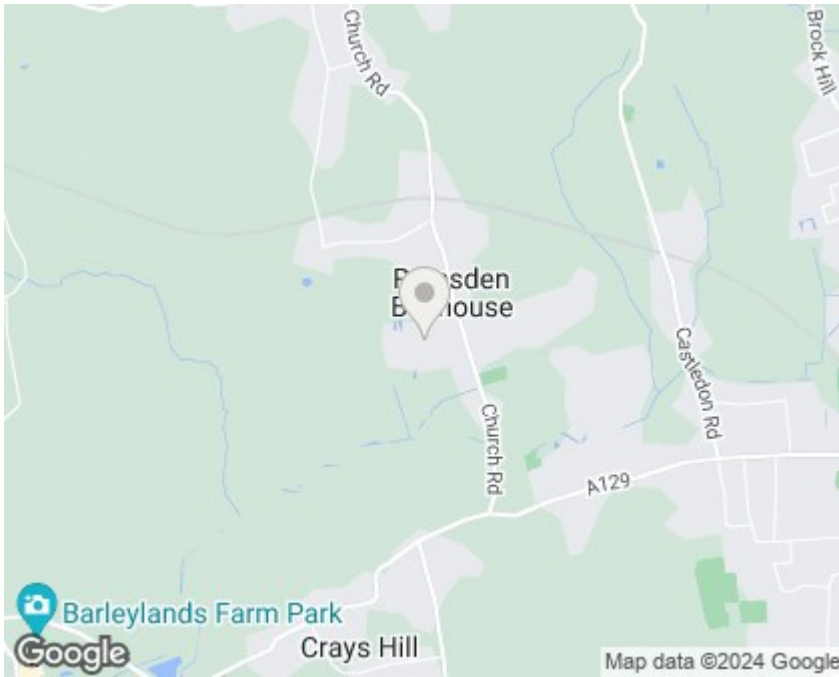
Family Bathroom

10'4" x 5'7"

Double Garage

22'3" x 15'6"





Viewings

Viewings by arrangement only. Call 01277 626 541 to make an appointment.

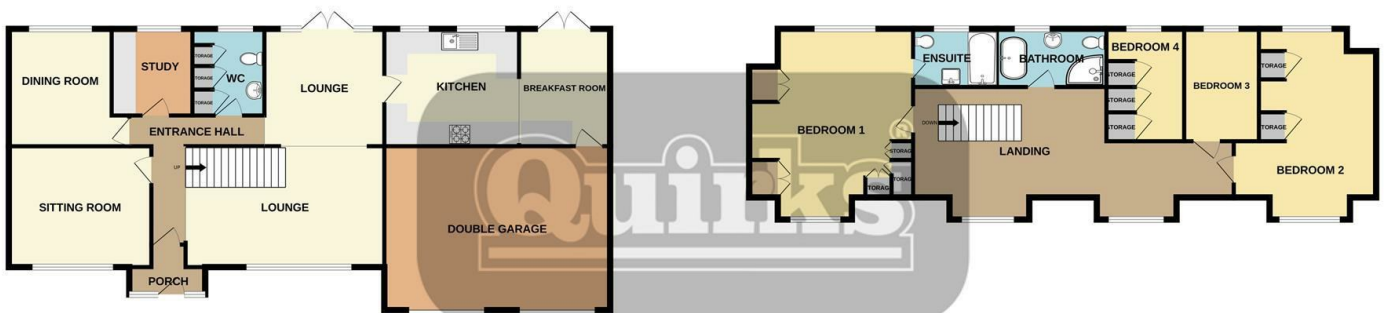
EPC Rating:

D

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D		66	78
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

GROUND FLOOR
1378 sq.ft. (128.0 sq.m.) approx.

1ST FLOOR
988 sq.ft. (91.8 sq.m.) approx.



TOTAL FLOOR AREA : 2366 sq.ft. (219.8 sq.m.) approx.

This floor plan is for illustrative purposes only. All representations including measurements, doors, windows and fixtures are approximate and NOT TO SCALE. The total floor area includes all floor space associated with the property including garages and outbuildings as depicted. No appliances or services are confirmed as included or tested.
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