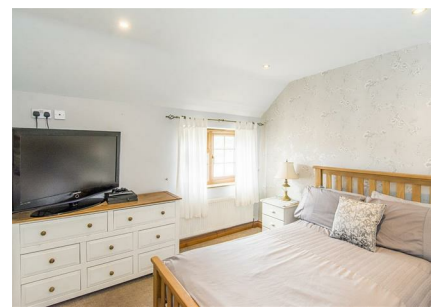


The Old Stable, 21 Westerby Lane, Smeeton Westerby,



Offers Over £350,000

Nestled in the charming village of Smeeton Westerby, this delightful 2-bedroom detached home on Westerby Lane is a true gem waiting to be discovered. The property is a unique stable conversion, adding a wealth of character and history to this wonderful proposition. As you step inside, you are greeted by a spacious open plan living area, perfect for entertaining guests or simply relaxing in style. The two double bedrooms offer comfort and tranquillity, providing a peaceful retreat at the end of the day. Located in a highly sought-after village, this property offers not just a home, but a lifestyle. The garden provides a lovely outdoor space where you can enjoy the fresh air and perhaps try your hand at gardening or simply unwind with a cup of tea. There is also off road parking for one vehicle with the potential for more and scope to extend (STPP). Offered to the market with NO CHAIN viewing comes highly recommended as this wonderful property will not be around for long!

Service without compromise

Open Plan Living Area 19'3 x 14'9 (5.87m x 4.50m)



Accessed via a wooden stable door. UPVC double glazed windows to front and side aspects. Wrought iron staircase to: First floor. Exposed beams, LED spotlights. Exposed brick feature wall. Wooden laminate flooring, TV and telephone point. 2 x Radiators.

Living Area



Kitchen/Dining Area



Wooden stable door to side aspect. UPVC double glazed window to side and rear aspect. Exposed beams, LED spotlights. Wooden laminate flooring. Boiler.

Kitchen Area



Having a selection of fitted base and wall units with a solid wooden worktop over and a 'Butler' sink. There is a freestanding 'Range' style gas top cooker and an undercounter integral fridge.

Landing 11'3 x 4'10 (3.43m x 1.47m)



Doors off to: Bedrooms and bathroom. UPVC double glazed window to front aspect. Loft hatch access.

Bedroom One 10'7 x 9'5 (3.23m x 2.87m)



UPVC double glazed window to rear aspect. Led spotlights. TV point. Radiator.

Bedroom Two 8'9 x 8'3 (2.67m x 2.51m)



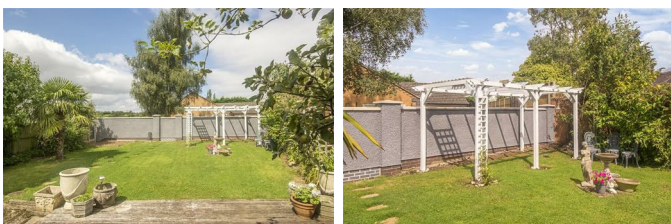
UPVC double glazed window to front aspect. Radiator.

Bathroom 7'9 x 4'6 (2.36m x 1.37m)



Comprising: Cast iron roll top bath with shower over; low level WC and wash hand basin. UPVC double glazed window to side aspect. LED spotlights. Feature wall and floor tiling. Chrome heated towel rail.

Outside



The property benefits from a quiet location on a no through lane within the village. The rear garden is a good

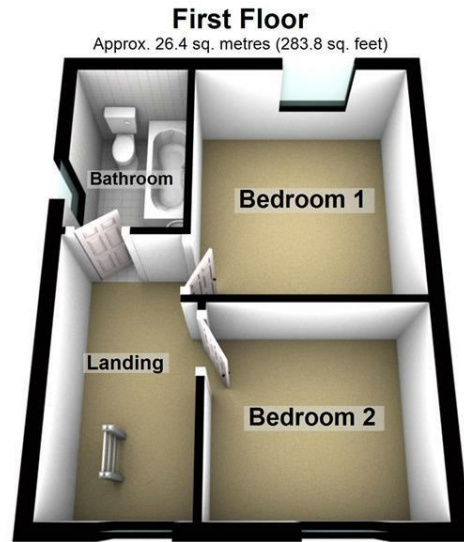
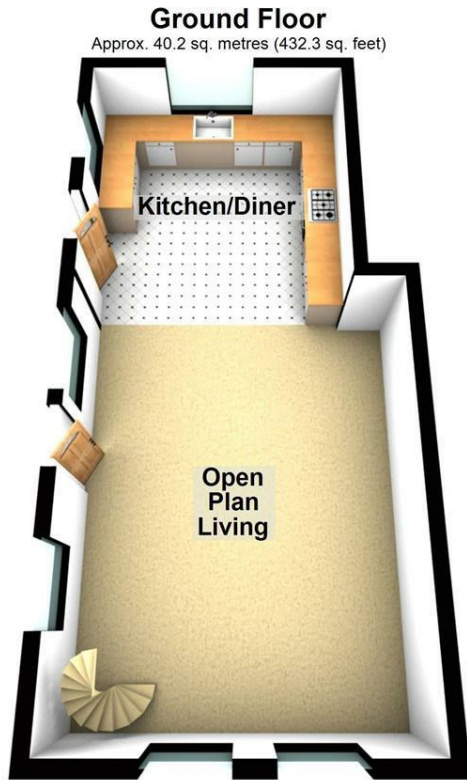
size and extremely private with well maintained boundaries being a mixture of wall and wooden fencing. There is a decked seating area (could be further parking) a generous lawn, wooden pergola and established planting within the garden borders.

Parking



There is currently off road hard standing for one vehicle with the potential to gain further parking by removing the decked area and re-siting the patio.

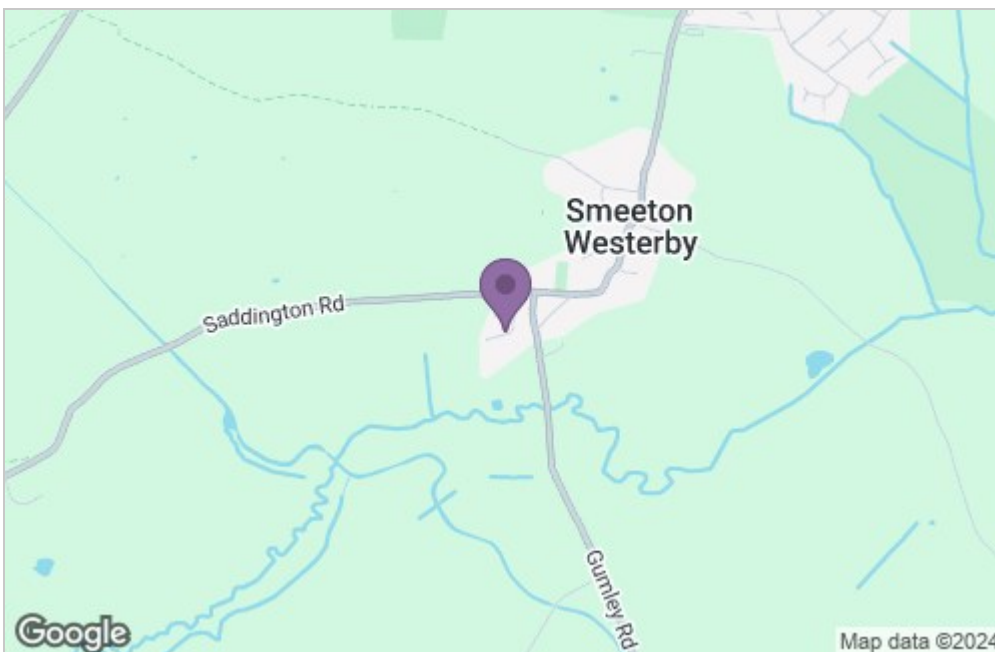
Floor Plan



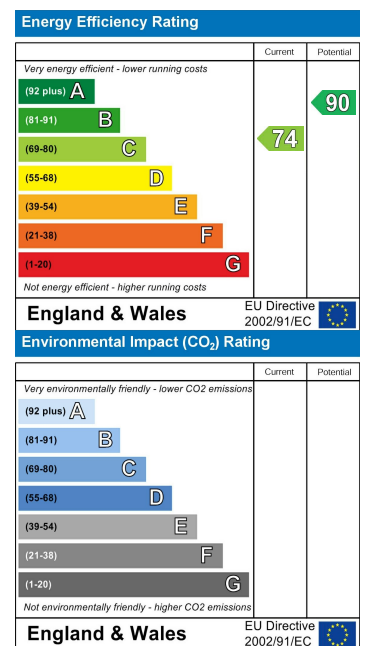
Total area: approx. 66.5 sq. metres (716.1 sq. feet)

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Plan produced using PlanUp.

Area Map



Energy Efficiency Graph



Service without compromise