



24 Main Street, Smeeton Westerby, LE8 0QJ



Offers Over £650,000

Centrally situated in this sought after, and picturesque, conservation village is this substantial period home. Originally three cottages, the property is now converted and substantially extended to provide five bedroom, two bathrooms and en-suite shower, and accommodation extending to over 2,000 sq ft.

Particular features include a delightful, private and well stocked garden extending, approx. 80' in length, to a parking area with potential for garaging, and owned solar panels providing savings of approx. £1,500 per annum.

Character properties of this sort of size and nature are rarely available in Smeeton Westerby and we would, therefore, highly recommend an early internal viewing.

Service without compromise

Dining Room 11'6" x 11'6" (3.51m x 3.51m)



Accessed via glazed timber front door. Multi paned double glazed window to the front. Brick constructed open fireplace. Fitted glazed display cabinets and base unit. Exposed ceiling beams. Woodblock flooring. Two wall lights. Radiator. Doors to the front lounge and kitchen area.

Front Lounge 11'6" x 10'9" (3.51m x 3.28m)



Multi paned double glazed window to the front elevation. Feature cast iron woodburning stove with exposed brick surround. Radiator. Two wall lights. Door to inner lobby.

(Front Lounge Photo Two)



Kitchen Area 21'3" x 7'7" (6.48m x 2.31m)



Bespoke modern fitted kitchen with a range of white high gloss fronted base and wall units. Grey composite fitted work surfaces and splash backs incorporating two stainless steel sinks and a moulded drainer. Fitted appliances to include full height fridge and freezer, oven and gas range cooker with stainless steel extractor hood over. Space and plumbing for automatic dishwasher. Slate tiled flooring with under floor heating. Stairs rising to the first floor and under stairs storage cupboard. Window to the rear. Door to the study and opening through to:-

Kitchen Area (Photo Two)



(Breakfast Area Photo Two)



Breakfast Area 10'10" x 10'5" (3.30m x 3.18m)



Garden Room 10'5" x 9'4" (3.18m x 2.84m)



Two double glazed velux windows. Slate flooring with under floor heating. Composite fitted breakfast bar. Double glazed bi-fold doors opening out to the rear garden. Opening through to:-

Double glazed pitched ceiling and double glazed bi-fold doors opening out to the rear garden. Slate flooring. Opening to:-

Garden Room (Photo Two)



Rear Lounge (Photo Two)



Rear Lounge 20'4" x 10'10" (6.20m x 3.30m)



Double glazed windows to the rear and side elevations. Slate flooring. Feature corner open fireplace. Three wall lights. Television and telephone points. Radiator. Glazed door to:-

Inner Lobby

Quarry tiled flooring. Second staircase to the first floor with under stairs storage cupboard. Radiator. Stripped timber doors to the front lounge and:-

Utility/WC 7'6" x 4'9" (2.29m x 1.45m)



Wash hand basin and low level WC. Space and plumbing for automatic washing machine. Radiator. Quarry tiled flooring.

(Utility/WC Photo Two)



Study 11'5" x 10'9" (3.48m x 3.28m)



Double glazed front door. Multi paned window to the front. Feature open fireplace.

First Floor Landing



Accessed from inner lobby staircase. Fitted linen cupboard. Stripped timber doors to rooms.

Bedroom One 16'1" x 10'8" (4.90m x 3.25m)



Light and airy pitched ceiling room with two double glazed velux windows. and further double glazed window to the rear aspect. Door to a shower cubicle with mains shower fitment and double glazed velux window. Further door to:-

(Bedroom One Photo Two)



En-Suite Shower



Double-glazed Velux window. Stripped timber flooring. Shower cubicle.

En-Suite WC



Wash hand basin and low level WC. Double glazed velux window. Stripped timber flooring. Radiator.

Bedroom Two 11'5" x 11'3" max (3.48m x 3.43m max)



Multi paned window to the front aspect. Radiator. Fitted wardrobe.

(Bedroom Two Photo Two)



Bedroom Four 9'11" x 7'6" (3.02m x 2.29m)



Bedroom Three 11'5" x 11'2" (3.48m x 3.40m)



Double glazed window to the front elevation. Period open fireplace. Radiator.

(Bedroom Three Photo Two)



Double glazed window to the rear aspect. Radiator.

(Bedroom Four Photo Two)



Bathroom



Panelled bath with mains shower fitment over. Pedestal wash hand basin. Low level WC. Heated towel rail. Complementary tiling. Stripped timber flooring. Double glazed velux window.

Secondary First Floor Landing

Doors to Guest Bedroom Five and Bathroom.

Guest Bedroom Five 11'6" x 10'3" (3.51m x 3.12m)



Multi paned window to the front. Radiator. Fitted wardrobes.

Guest Bathroom



Panelled bath with electric shower fitment over. Pedestal wash hand basin. Low level WC. Fitted gas fired combination central heating boiler. Opaque double glazed window.

Outside (Photo 2)



Outside



The rear garden extends approximately 80' in length and is private being enclosed by timber lap fencing and hedging. Directly to the rear of the house is a slate paved patio area leading to a shaped lawn with well stocked flower and hedge borders, and climbing rose bushes. There is a further paved seating area, a brick lean to store and further large timber store. The rear garden leads down to a tarmacked drive and parking for three/four cars. There is a further timber workshop and potential for garaging (subject to planning permission).

Outside (Parking Area)



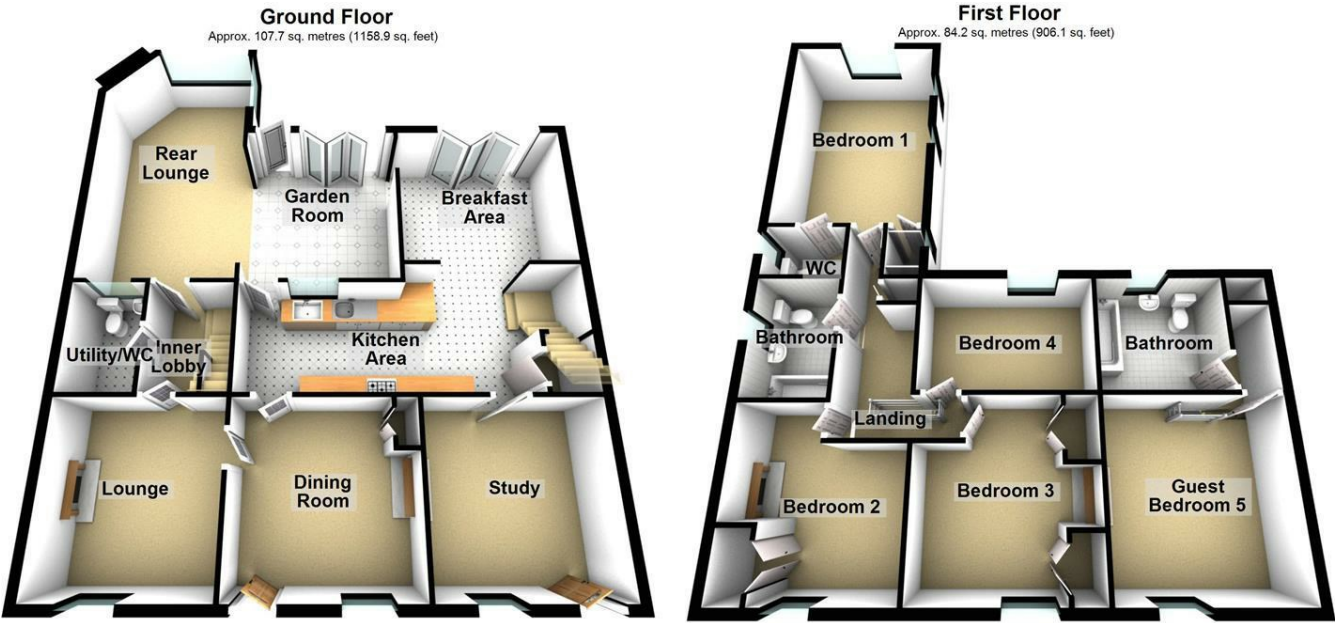
(Rear Aspect Photo)



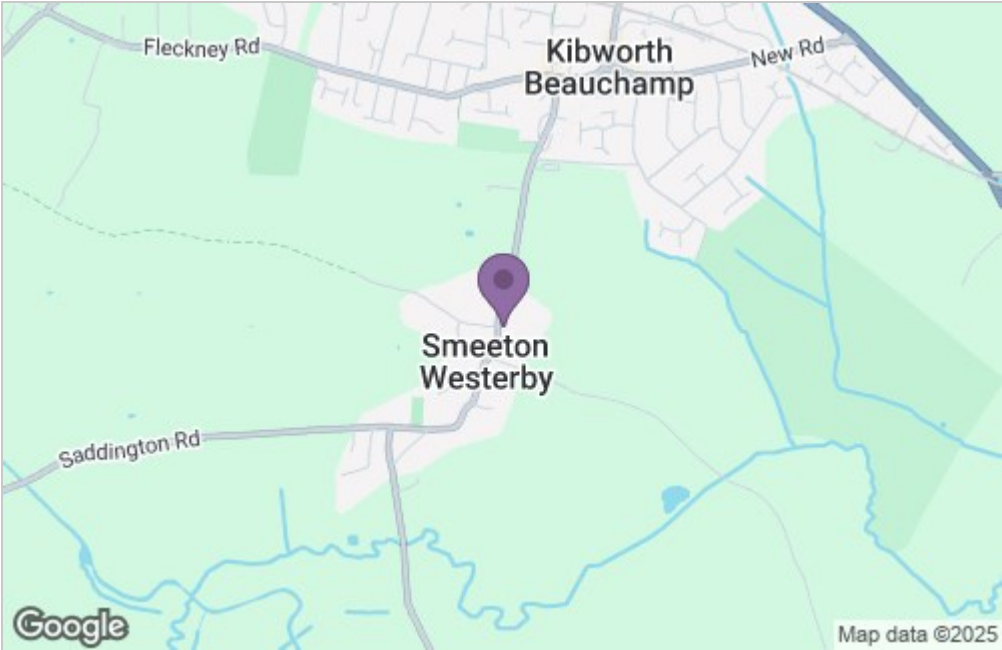
(Rear Aspect Photo Two)



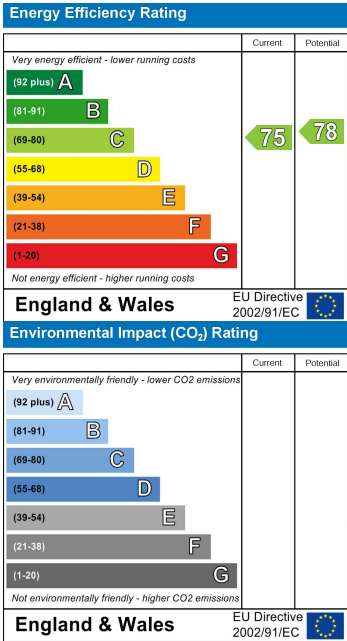
Floor Plan



Area Map



Energy Efficiency Graph



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