

Unique, double fronted sandstone home which is full of charm and character from the moment you step inside. Set in a sought-after residential area, the property is arranged over two floors and showcases a blend of tones and colors throughout the interior whilst offering character features and comfortable living. Downstairs boasts a welcoming through kitchen/diner and spacious rear lounge complete with wood burning stove. Upstairs, you'll find three bedrooms and a stylish bathroom featuring freestanding bath. Externally, the home benefits from a courtyard garden, side driveway and the added bonus of a barn to the rear, offering exciting potential for development (subject to planning permission). With so much to offer, this is a property that truly must be viewed to be appreciated.



Accessed via the forecourt frontage with paving leading to the PVC stable door which opens directly into:

KITCHEN/DINER

11' 9" x 16' 0" (3.58m x 4.88m)
Dual uPVC double glazed windows with fitted blinds to the front elevation. Centering around a recessed, living flame gas stove with exposed cobbled feature behind, feature beams to ceiling, flagged floor, two overhead lights and power points.
Kitchen Area
Fitted with a range of base, wall and drawer units with worktop over incorporating a Belfast sink with mixer tap. Space and point for range style cooker, integrated fridge/freezer and space and plumbing for the washing machine.

LOUNGE

13' 6" x 16' 2" (4.11m x 4.93m)
Charming exposed ceiling beams and flooring and multi-fuel stove. UPVC double glazed windows and French doors that open out to the rear, two overhead lights, TV aerial point, power points and telephone point. Wooden latch door to built-in storage cupboard.

FIRST FLOOR LANDING

Access to bathroom and three bedrooms.

BEDROOM

14' 0" x 10' 1" (4.27m x 3.07m)
Double room positioned to the rear of the property with exposed beams, high level storage and two double glazed windows. Radiator, tv aerial point, power points and telephone point.

BEDROOM

12' 8" x 9' 1" (3.86m x 2.77m)
Further double room with exposed flooring, feature fireplace, radiator and power points. Double glazed window to front.



BEDROOM

14' 1" x 5' 8" (4.29m x 1.73m)
Good size single room with two double glazed windows, exposed floorboards, radiator, exposed beam with three spot lights and power points.

BATHROOM

Comprising of three piece suite, including a free standing clawfoot bath with fixed shower overhead, wash hand basin set to vanity unit with taps over and high level old fashioned style WC cistern. Exposed stonework.

EXTERIOR

To the front of the property is a sandstone boundary wall, flagged patio area leading to the front door, driveway to side providing off road parking and water tap. To the rear is a courtyard with seating area and artificial grass. Two steps lead up to the barn.

BARN

12' 11" x 12' 3" (3.94m x 3.73m)
Stable door allowing access. Partly converted to the upper level, two Velux roof windows, multi-paned window to the front aspect and external light.

