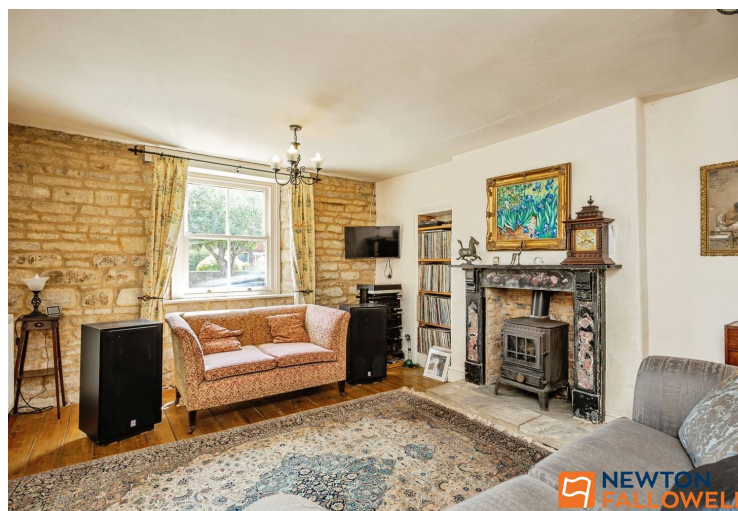


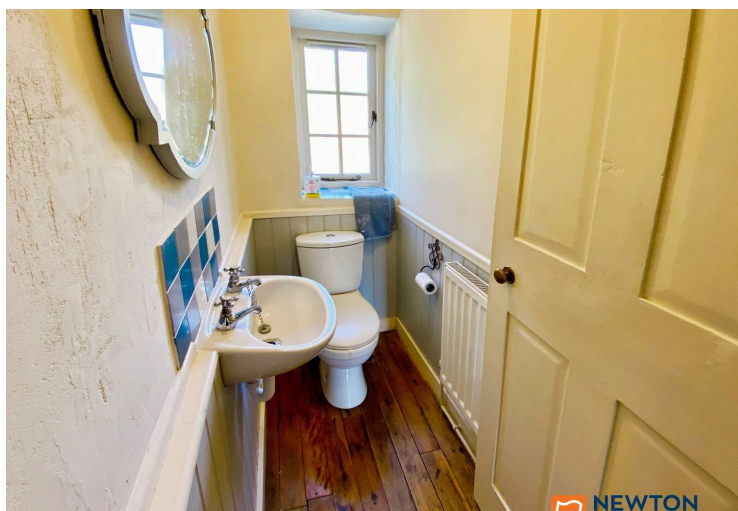
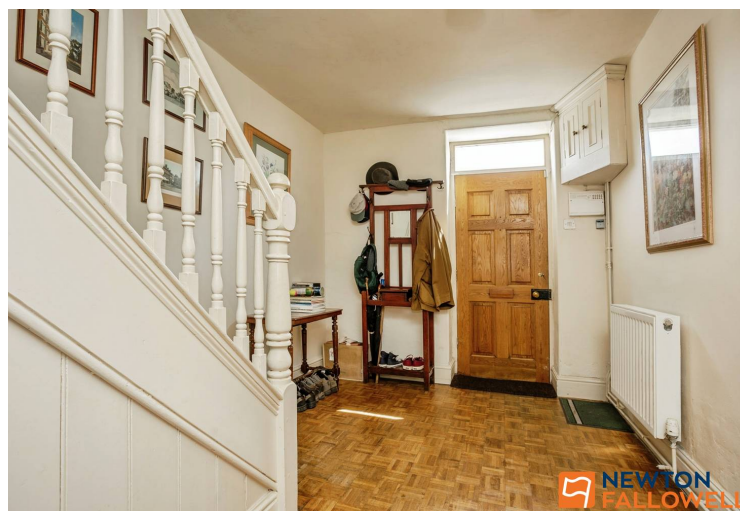
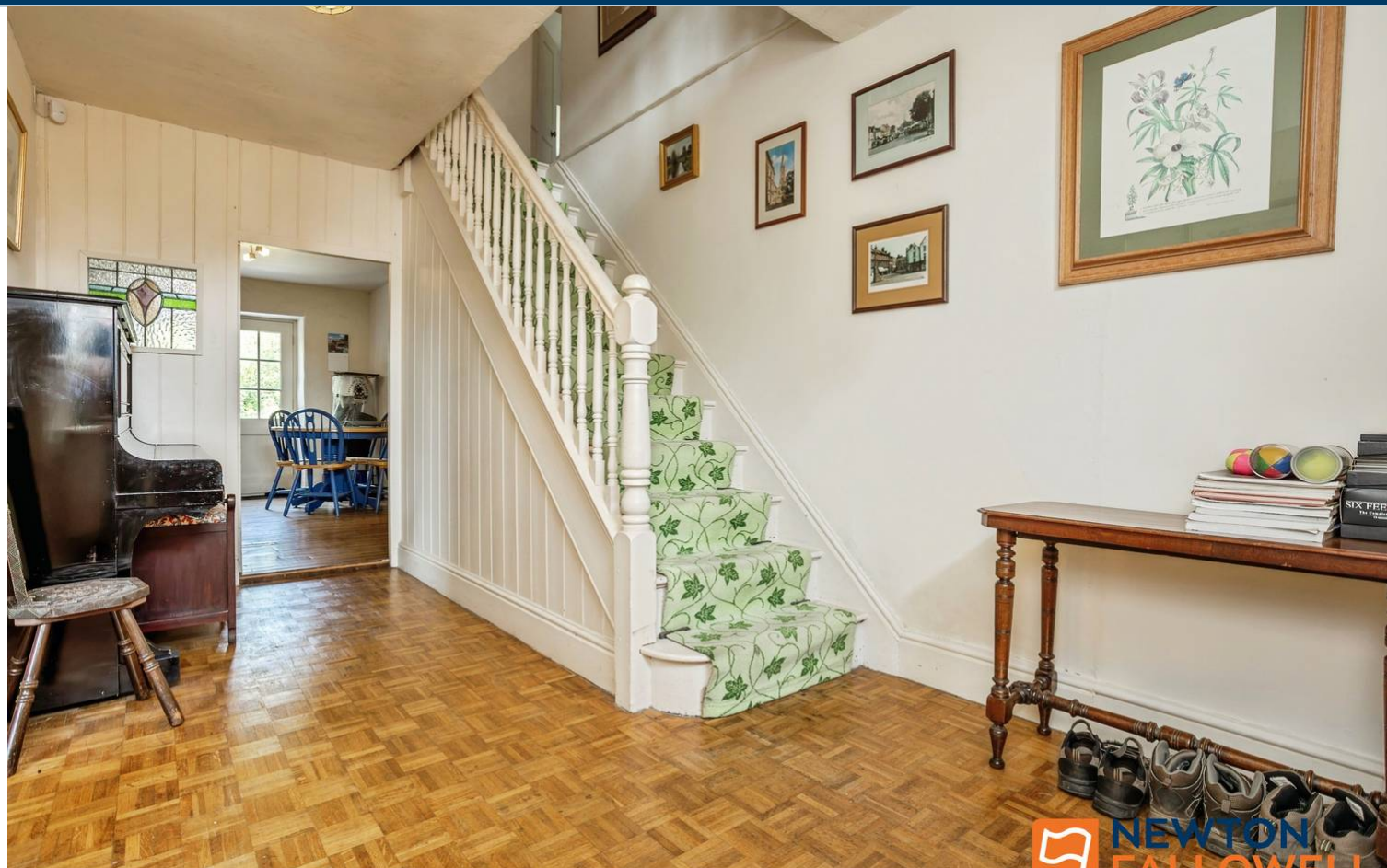


73 Ermine Street, Ancaster

£370,000 Freehold

Splendid Period Home · Sympathetically Restored with Traditional Materials · Well Proportioned Family Accommodation · Wealth of Character Features · Situated at Centre of Thriving Village · Walking Distance of Range of Amenities · Two Charming Reception





ENTRANCE HALL

15' 8" x 8' 5" (4.78m x 2.56m)

A spacious reception hall approached through a weathered oak entrance door. Woodblock flooring, staircase off to first floor, coloured leaded light and radiator.

CLOAKROOM

6' 4" x 3' 1" (1.94m x 0.94m)

With low level WC, wash basin and radiator. Reclaimed birch flooring and window to rear.

KITCHEN/DINING ROOM

19' 0" x 13' 3" (5.80m x 4.05m)

Narrowing to 3.02m. Fitted with a range of Harvey Jones wooden painted units with solid beech worksurfaces. Stainless steel one and a half bowl sink with three way mixer tap, range cooker and hood over, dishwasher, reclaimed birch flooring, PANTRY CUPBOARD and understairs cupboard. Window to rear elevation and half glazed double doors to garden.

UTILITY ROOM

10' 0" x 6' 2" (3.05m x 1.87m)



UTILITY ROOM

10' 0" x 6' 2" (3.05m x 1.87m)

Fitted cupboards and stainless steel sink. Tiled splash backs, cupboard containing hot water cylinder and heating plant, radiator, plumbing for washing machine and half glazed stable door to garden.

SITTING ROOM

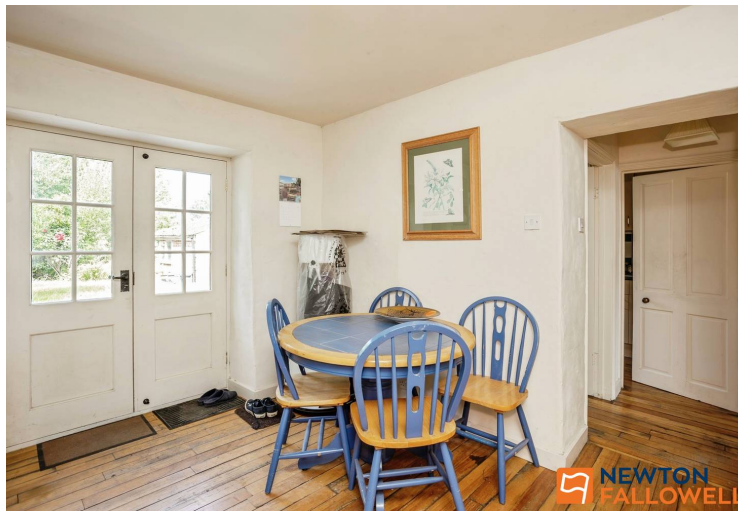
18' 10" x 12' 11" (5.73m x 3.94m)

A charming room with a period fireplace and Much Wenlock wood burning stove. Exposed stonework, boarded floor, recessed shelving, radiator and window to front elevation.

DINING ROOM

18' 5" x 9' 11" (5.62m x 3.03m)

A large second reception room with a brick built fireplace and additional wood burning stove. Reclaimed wood floor, exposed stonework, radiator and window to front elevation.



LANDING/LIBRARY

18' 4" x 9' 2" (5.59m x 2.79m)

A very useful area suited to a number of uses. Boarded floor, radiator and window to front elevation. Inner landing with built in linen cupboard. Loft trap to roof space.

BEDROOM 1

13' 3" x 12' 3" (4.03m x 3.74m)

Boarded floor, window to front elevation, radiator and lovely period grate.

EN SUITE SHOWER ROOM

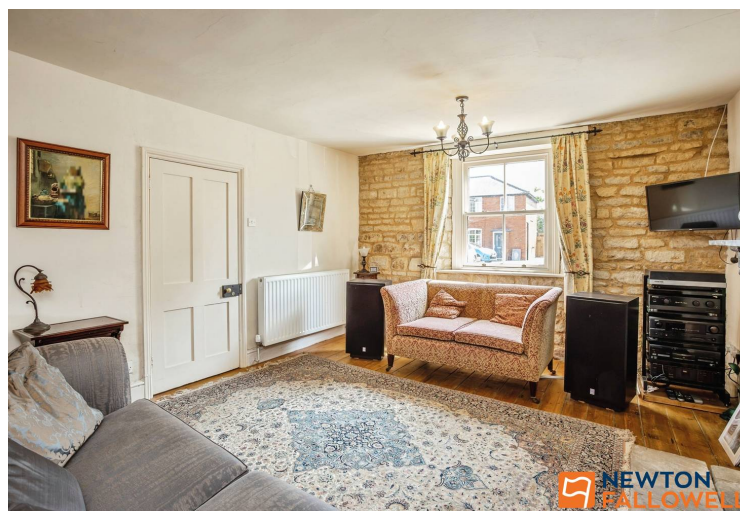
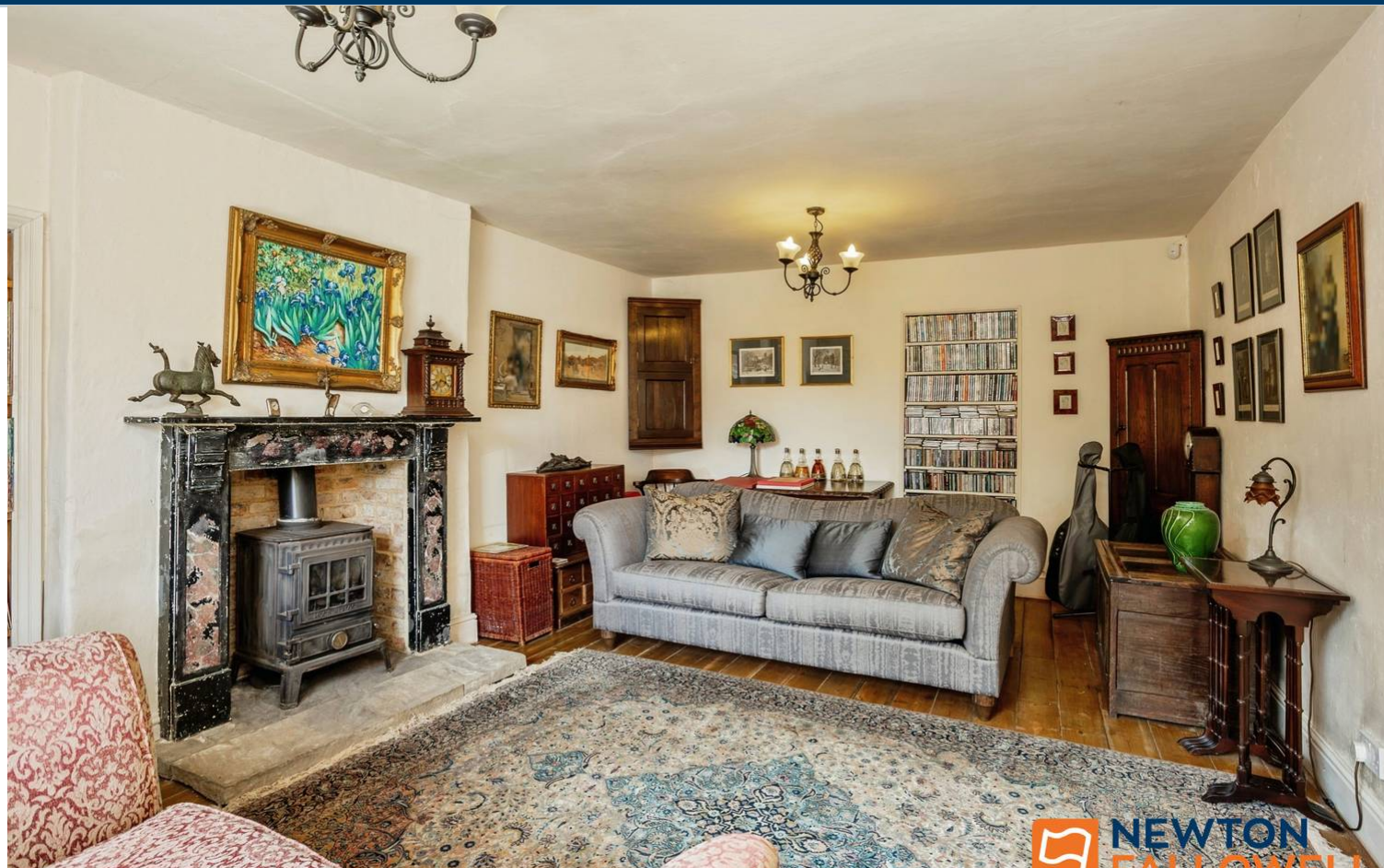
8' 2" x 6' 0" (2.49m x 1.83m)

Shower cubicle, low level WC and pedestal wash basin. Boarded floor, radiator, shaver point and extractor fan.

BEDROOM 2

18' 4" x 10' 0" (5.59m x 3.06m)

Period fire grate, boarded floor, radiator and window to front.



BEDROOM 3

10' 10" x 10' 2" (3.30m x 3.09m)

Window to rear, boarded floor and radiator.

BEDROOM 4

11' 4" x 10' 5" (3.46m x 3.17m)

Window to rear, boarded floor and radiator.

BATHROOM

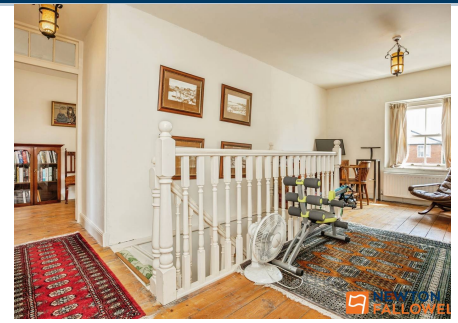
10' 4" x 7' 5" (3.14m x 2.27m)

A family bathroom which includes a freestanding oval bath, shower cubicle with mains fed shower, pedestal wash basin and low level WC. Radiator and extractor fan. Window to rear.

ROOFSPACE

Large roof void with resident Long Eared Bat.

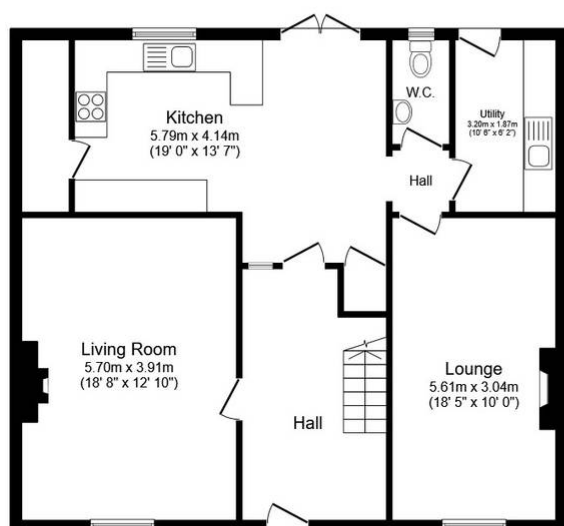
Chestnut House is a substantial stone built detached period house with fascinating handwritten paper deeds dating from 1785 and situated at the heart of a thriving village location. The property has been sympathetically renovated utilising traditional materials resulting in a spacious family home of over 2000 square feet and containing a wealth of character features including open fireplaces with wood burning stoves, exposed stonework and reclaimed wooden floors. The refurbishment also includes bespoke double glazed wooden framed windows, re-plumbing, re-wiring and the installation of full central heating with a bio-mass boiler located in an outbuilding. The accommodation is entered via a generous reception hall and there are two impressive reception rooms, a kitchen/dining room, utility room and cloakroom on the ground floor whilst the first floor comprises a large landing/library area, FOUR DOUBLE BEDROOMS and TWO BATHROOMS. Side pedestrian access leads to a sizeable and highly private rear garden which enjoys a westerly aspect. Street parking is generally found outside the house.



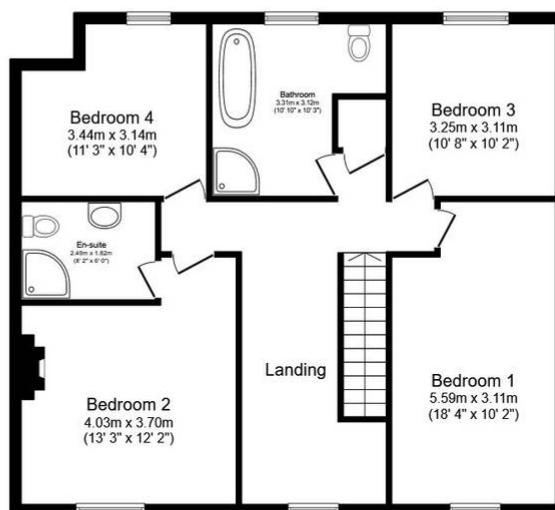
- Splendid Period Home
- Sympathetically Restored with Traditional Materials
- Well Proportioned Family Accommodation
- Wealth of Character Features
- Situated at Centre of Thriving Village
- Walking Distance of Range of Amenities
- Two Charming Reception Rooms
- Kitchen/Dining Room, Utility Room and Cloakroom
- Landing/Library
- Four Double Bedrooms and Two Bathrooms



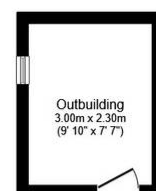




Ground Floor



First Floor



Outbuilding

Total floor area 182.5 sq.m. (1,964 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s).
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