



78 High Street, SN10 4ES

£650,000



A beautifully characterful period home offering a unique blend of traditional features and contemporary living, with versatile accommodation arranged across a collection of charming interconnected spaces.

- South West facing garden
- Log burners
- Large summer house
- Off road parking
- Grade II listed (front part)
- Unique property one of a kind
- Refitted kitchen
- Refitted ensuite to main bedroom/house

Bedrooms: 4 | **Bathrooms:** 3 | **Receptions:** 3

Property Type: Detached House

Tenure: Freehold



Discover a truly unique Grade II Listed character home in SN10 4ES, seamlessly blending period charm with contemporary living, boasting versatile accommodation across three reception rooms and four bedrooms, all set within a delightful 0.28-acre plot featuring a desirable South-West facing garden and off-street parking. This exceptional property offers a rare opportunity to acquire a home steeped in history, thoughtfully updated to provide modern comfort while retaining its distinctive character.

Entrance & Ground Floor

Accessed via a generous gravelled frontage offering off-road parking for two to three vehicles, a welcoming oak front door opens into a spacious entrance hall (6.17m x 2.09m). This impressive space features double-glazed windows with built-in shutter blinds, LVT oak flooring, and a mix of wooden panelled and brick walls, leading to the inner hall and the impressive open-plan family space. The heart of this home is the open-plan lounge, kitchen, and diner, where LVT oak flooring flows throughout. This bright area benefits from sloping double-glazed windows to the rear and a freestanding log burner with a stone hearth, creating a warm and inviting atmosphere. Custom-made built-in shelving and cabinets offer practical storage and display solutions. The refitted kitchen area is thoughtfully designed with matching wall and base units, integrated full-size fridge and freezer, built-in dishwasher, oven and grill, and a 5-ring induction hob with an extractor fan. An oak worktop complements the ceramic sink with a mixer tap and tiled splashbacks. Adjacent, a convenient utility room (1.98m x 1.69m) provides additional storage, a wooden worktop, and space for a washing machine and dryer.

The inner hallway, accessed via a charming wooden stable door, features a mix of tiled, carpeted, and LVT flooring, an electric radiator, and many original features and exposed beams. From here, doors lead to a downstairs cloakroom, a versatile bedroom, and a further lounge area, with stairs ascending to the first floor. The generous lounge (5m x 4.8m) is a characterful space with a window to the front with built-in shutter blinds, carpeted flooring, a log burner with a brick surround and slate hearth, and exposed timber beams, creating a truly inviting atmosphere. A ground floor bedroom (4.78m max x 3.73m max) offers flexibility, featuring windows to each side and front with built-in blinds, carpeted flooring, a built-in wardrobe/cupboard, original features, and an electric radiator. This bedroom benefits from a stylish en-suite (3.22m x 1.57m) accessed via a Japanese-style sliding door, comprising a double shower with a glass screen, rain shower head, hand-held attachment, a vanity unit with a sink, tiled flooring, and a double-glazed roof window.

First Floor

The white painted wooden stairs, complete with a carpet runner and gold-effect fittings, lead to a carpeted landing with older-style leaded windows to the side, built-in storage units, and shelves. From the landing, doors open to two further well-proportioned bedrooms. The first bedroom (4.94m x 3.82m) is carpeted and features windows to the rear and side (with a fitted shutter blind to the side) and an electric radiator. The second bedroom (5.4m x 3.11m) boasts a leaded window to the front, a window to the rear, exposed beams, carpeted flooring, and a door leading to its en-suite. This refitted en-suite (3.53m x 2.03m) offers a luxurious feel with a freestanding roll-top bath, a separate shower cubicle with tiled splashbacks, a built-in vanity unit with a stone top, a matching WC, LVT flooring, and windows to the side and rear. A third first-floor bedroom (3.49m x 3.33m) features a double-glazed window to the front with built-in shutter blinds, carpeted flooring, and built-in cupboards.

Outside

The impressive South-West facing garden is a true highlight, extending to approximately 0.28 acres (including the frontage). Accessed via the entrance hall through a rear storm porch, a sheltered patio area leads to a further elevated patio with a pergola — perfect for al fresco dining. The garden features a wooden log cabin for storage, an enclosed storage area, a vast lawn, and a mix of fruit trees and well-established plants, all securely enclosed by hedges and fences. At the top of the garden lies an impressive outside summer house/entertaining area (approximately 10.89m long x 3.52m wide with a separate hot tub) with a bar, offering a perfect place for entertaining and relaxing. The front of the property

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