



**Stone Lane, Meldreth, SG8 6NZ**



**welcome to**

## **Stone Lane, Meldreth**

An extremely spacious detached 4 bedroom Victorian home situated on a large plot approaching 1.75 acres with detached self-contained annexe and separate studio room with large office space above. The property is in need of some updating and is offered with no upward chain.



### **Door To Entrance Hall**

Radiator. Stairs off to first floor landing with understair recess area. Doors to:

### **Lounge**

14' 1" x 12' ( 4.29m x 3.66m )

Feature fireplace with hearth surround and mantle over. Large double glazed bay window to front. Radiator. Dado rail.

### **Dining Room**

14' x 12' ( 4.27m x 3.66m )

Inset decorative twin shelving units with glass doors and cupboards below. Large double glazed bay window to front. Radiator. Door to kitchen/breakfast room.

### **Kitchen/Breakfast Room**

26' 7" x 17' 9" max ( 8.10m x 5.41m max )

Extremely spacious L-shaped kitchen/breakfast room comprising of two butler sink units with mixer taps and work surface surrounds, generous range of base and wall units, AGA with brick surround and tiled splashback, integral appliances, part tiled walls, double glazed windows to side and rear, double glazed double doors to rear garden, vaulted ceiling with chandeliers, two radiators, tiled floor.

### **Boot Room**

14' 11" x 7' 10" ( 4.55m x 2.39m )

Feature inglenook log burner. Tiled floor. Double glazed door to rear. Door to entrance hall and kitchen/breakfast room.

### **First Floor Landing**

Split level galleryed landing. Hatch to loft. Doors to:

### **Bedroom One**

12' x 11' 11" ( 3.66m x 3.63m )

Radiator. Double glazed window to front.

### **Bedroom Two**

12' 1" x 12' ( 3.68m x 3.66m )

Radiator. Double glazed window to front.

### **Bedroom Three**

11' 7" x 8' 1" ( 3.53m x 2.46m )

Radiator. Double glazed window to rear.

### **Bedroom Four**

7' 11" x 5' 3" ( 2.41m x 1.60m )

Access via ladder to mezzanine bed space. Radiator. Double glazed window to side.

### **Bathroom**

Comprising free standing bath, low flush WC, wash hand basin, exposed wood flooring, radiator, window to rear.

### **Outside**

The property sits on a substantial plot approaching approximately 1.75 acres. There extensive gardens with its own pond area, patio area and paddock area. There are many mature trees and shrubs throughout with lawned areas, fence surround, and countryside views.

The property is perfect for those with equestrian hobbies or for those who work from home. Within the grounds there is a good sized detached annexe with adjoining studio with large office space above. In addition there is a detached garage and generous off-road parking.

### **Annexe**

Detached self-contained annexe comprising:

Lounge 14'11 x 12' : Radiator. Double glazed window and doors to rear. Hatch to loft.

Bedroom 14'11 x 12'7 : Radiator. Double glazed windows and doors to rear. Hatch to loft.

Shower room 10'11 x 5'7 : Lovely shower room comprising walk in shower cubicle, concealed cistern WC, wash hand basin with cupboards below, heated towel rail, wall and floor tiling, recess lighting.

Reception room: 10'11 x 9'3: Double glazed window.

### **Detached Studio/office**

Self-contained studio/office outbuilding comprising

Ground floor studio space

Main area 18'7 x 14'1 + Side space measuring 13'5 x 8'2

Radiator. Door to hall with stairs off to first floor landing.

First floor office space: 22'7 x 12'1

Large office space with built in storage, twin skylight windows, sink unit, radiator.



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## Stone Lane, Meldreth

- Cornwall House was built in 1878 and is an extremely spacious 4 bedroom detached home offered with no upward chain.
- Separate lounge and dining rooms.
- Extremely large kitchen/breakfast room with AGA and vaulted ceilings.
- Grounds approaching 1.75 acres.
- Detached self-contained annex with 2 reception rooms, bedroom and shower room and detached studio with large office space above.

Tenure: Freehold EPC Rating: E

Council Tax Band: F

**£1,250,000**



Please note the marker reflects the postcode not the actual property

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