



2 Rat Abbey Farm Ermine Street, Winterton

£525,000 Freehold

A STUNNING TRADITIONAL SEMI-DETACHED HOUSE · GROUNDS EXTENDED TO 7 ACRES (sts) · Paddock
EXTENDING TO 5 ACRES · 35m x 45m SAND & FIBRE ARENA · BRICK BARN & 9 STABLES · 12 TIMBER STABLES ·
EXTREMELY PRIVATE SEMI-RURAL POSITION · EXTREMELY RARE OPPORTUNITY · VIEWING IS ESSENTIAL TO
FULLY APPRECIATE

Refurbished 3-bed semi on 7 acres with 5 grass paddocks, large brick barn, 21 stables, 35x45m arena, modern kitchen, oil heating, scope to extend, private setting.

Council Tax band: A

Tenure: Freehold

EPC Energy Efficiency Rating: F

EPC Environmental Impact Rating: F

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Entrance Hallway

7' 8" x 11' 6" (2.33m x 3.50m)

Side composite double glazed entrance door with patterned glazing and adjoining side light, staircase leads to the first floor accommodation with under stairs storage and half landing uPVC double glazed window, attractive wooden flooring and an opening to;

Utility Area

2' 10" x 7' 0" (0.86m x 2.14m)

Front uPVC double glazed window and eye level furniture with patterned worktop, space for a washing machine and continuation of laminate flooring.

Stylish Fitted Kitchen

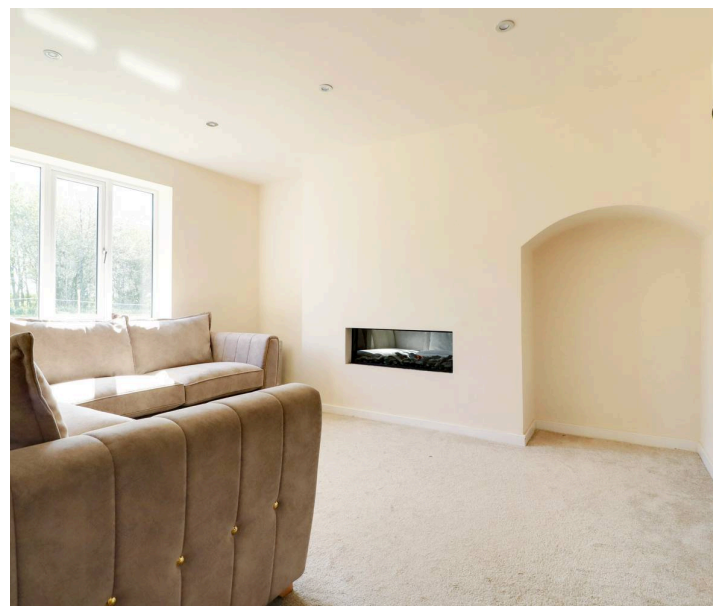
11' 8" x 11' 11" (3.56m x 3.63m)

Front uPVC double glazed window. The kitchen enjoys a range of contemporary gloss finished handleless furniture with integral appliances enjoying a patterned top incorporating a sink unit with drainer to the side and block mixer tap, built-in four ring electric hob with overhead canopied extractor and eye level double oven, laminate flooring and inset modern ceiling spotlights.

Lounge

11' 11" x 13' 11" (3.62m x 4.25m)

Rear uPVC double glazed window enjoying garden views, attractive inset electric fire, TV points and inset ceiling spotlights.





Ground Floor Bathroom

7' 1" x 8' 10" (2.15m x 2.68m)

Enjoying a dual aspect with rear and side uPVC double glazed windows with frosted glazing providing a luxury modern suite in white comprising a low flush WC, broad wall mounted wash hand basin, panelled bath, walk-in shower with glazed surround, attractive wooden flooring, fully tiled walls with chrome edging and matching chrome towel rail and inset ceiling spotlights.

First Floor Landing

Provides access to three bedrooms.

Master Bedroom 1

10' 11" x 12' 6" (3.32m x 3.82m)

Front uPVC double glazed window, inset ceiling spotlights and TV point.

Rear Double Bedroom 2

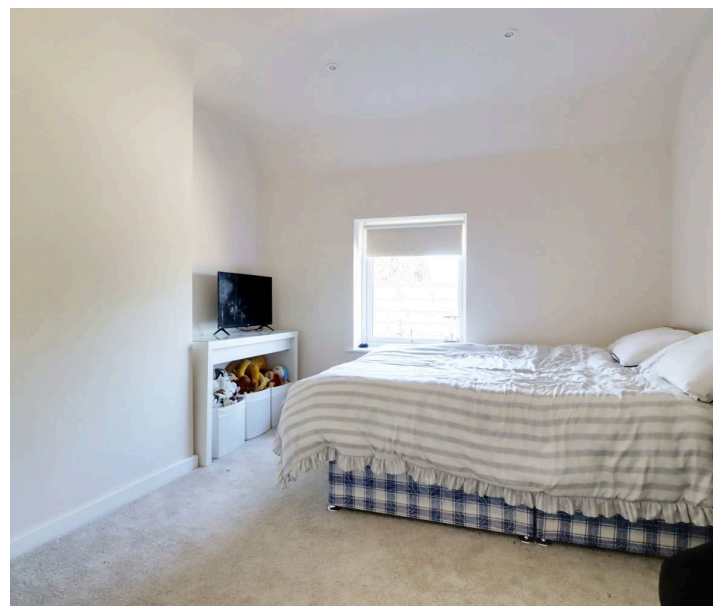
12' 0" x 9' 6" (3.67m x 2.90m)

Rear uPVC double glazed window, TV point and loft access with drop down ladder.

Front Bedroom 3

8' 10" x 9' 2" (2.69m x 2.80m)

Front uPVC double glazed window and a fully fitted bank of gloss wardrobes to one wall.





Grounds

To the front the property has a hard standing driveway with a flag laid front patio that continues down the side leading to the side entrance door. The rear garden is of a generous family size being principally lawned and enjoys open views.

Outbuildings

To the front there are traditional brick stores.

Double Glazing

Full uPVC double glazed windows.

Central Heating

There's an oil fired central heating system to radiators.

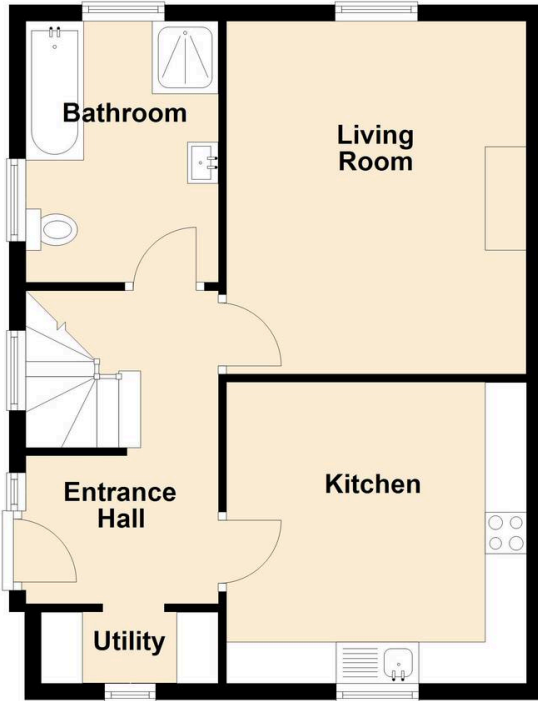






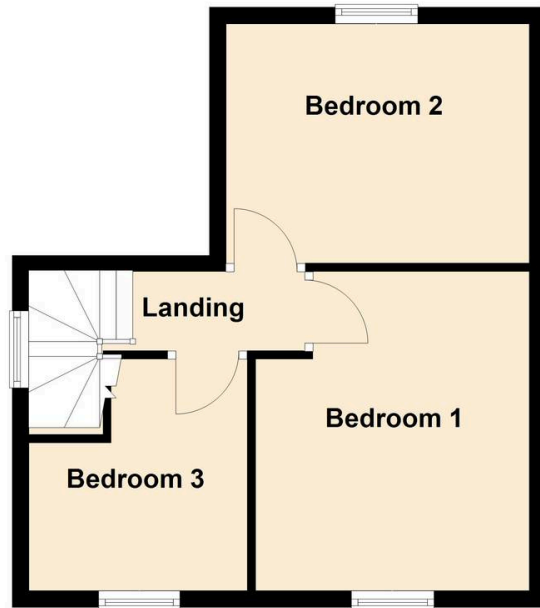
Ground Floor

Approx. 48.3 sq. metres (519.8 sq. feet)



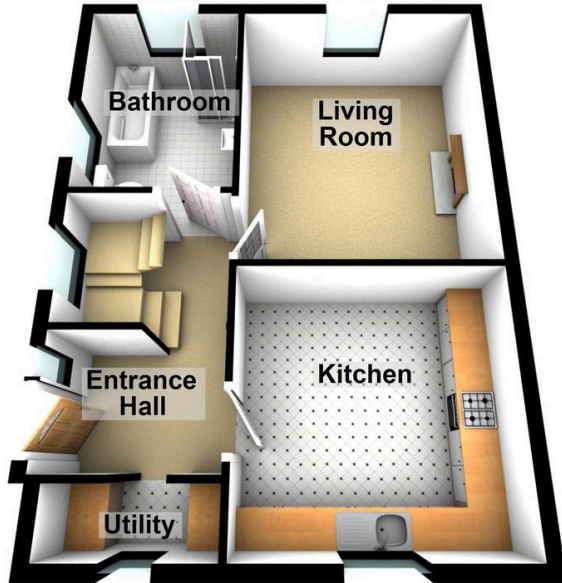
First Floor

Approx. 34.4 sq. metres (369.9 sq. feet)



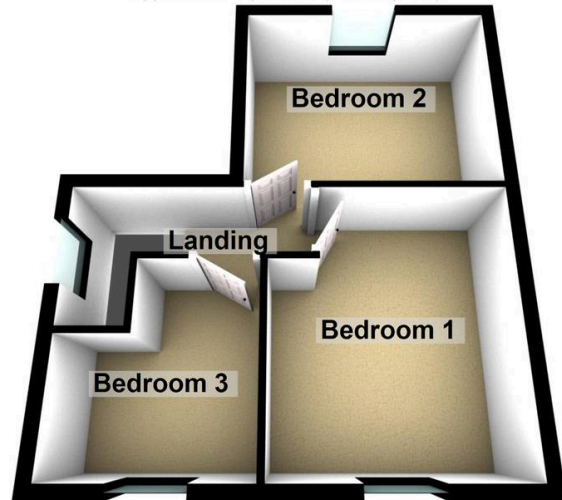
Ground Floor

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First Floor

Approx. 34.4 sq. metres (369.9 sq. feet)



Total area: approx. 82.7 sq. metres (889.7 sq. feet)

You can include any text here. The text can be modified upon generating your brochure