



100a Higher Street, Bower Hinton, MARTOCK, TA12 6LT

welcome to

100a Higher Street, Bower Hinton, MARTOCK

A charming Grade II Listed three bedroom family home, situated within the desirable village of Bower Hinton and within close proximity to many local amenities. The accommodation is well presented throughout and boasting a wealth of space, character and natural light.



Entrance

Double doors to the front, with storm porch over, opening into:

Entrance Porch

Door to the side, opening into:

Entrance Hall

Radiator. Door opening to the stairs which rise to the first floor accommodation.

Dining Room/ Study

A fantastic multi purpose room with sash window to the front, with fitted shutters. Feature brick and stone fireplace. Radiator.

Sitting Room

Double glazed window to the rear, overlooking the garden. Feature fireplace with stone surround and hearth. Radiator.

Fitted Kitchen/ Breakfast Room

Window to the rear, overlooking the garden. A range of fitted wall, base and drawer units with work surface over and under unit lighting. Single bowl sink and drainer with mixer tap. Integrated induction hob with stainless steel splashback and cooker hood over. Integrated eye level double oven. Built in dishwasher. Space for fridge/freezer. Breakfast bar with base units below, for extra storage. Inset spotlights to the ceiling. Stable style door to the side, opening to the garden. Door opening into:

Utility Area

Window to the side. Plumbing for washing machine.

First Floor Landing

Window to the rear, overlooking the garden. Radiator.

Bedroom One

Sash window to the front, with feature deep sill. Space for free standing furniture. Radiator.

Bedroom Two

Window to the rear, overlooking the garden and countryside backdrop. Space for free standing furniture. Radiator.

Bedroom Three

Sash window to the front with feature deep sill. Space for free standing furniture. Radiator.

Bathroom

Window to the rear. Suite comprising enclosed bath with shower and side screen, wash hand basin and WC. Airing cupboard. Chrome towel radiator.

Front Garden

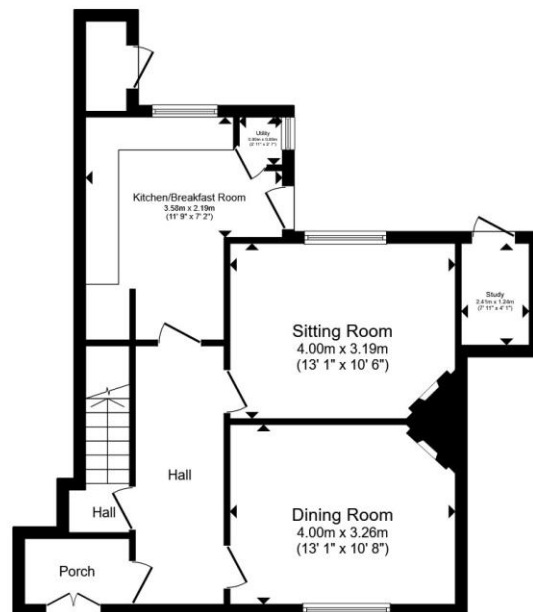
Access via steps leading to the front entrance. The garden is laid to shingle with a variety of decorative pot plants and flowers.

Rear Garden

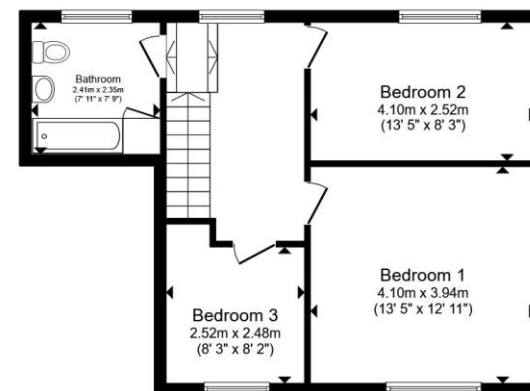
A fully enclosed rear garden with a good size paved patio area abutting the property, providing an ideal seating/entertaining area to enjoy the summer sunshine and alfresco dining. Door opening to study and separate outside store. Steps then lead to the lawn area with space for garden shed.

Study

A good size additional room, perfect for home office or hobby room. Power and light.



Ground Floor



First Floor

Total floor area 107.7 m² (1,159 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). Powered by www.propertybox.io

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welcome to

100a Higher Street, Bower Hinton MARTOCK

- Charming Grade II Listed Family Home
- Three Bedrooms
- Spacious & Versatile Accommodation
- Character Features
- Good Size Enclosed Rear Garden

Tenure: Freehold EPC Rating: E

Council Tax Band: C

£325,000



Please note the marker reflects the
postcode not the actual property

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Property Ref:
YEO109238 - 0003

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