



93 High Street, Hook, DN14 5PF

£465,000

EPC: C

Dating back to CIRCA 1770 is this truly delightful period farmhouse located in the highly regarded village of Hook. The property is presented throughout to an extremely high standard, and offers extensive living accommodation with four reception rooms, and five bedrooms to the first floor. To the left hand side of the property there is a block paved driveway providing parking for multiple vehicles and access to the detached double garage. The rear garden is beautifully maintained with a lawned garden, a large paved seating area and a covered hot tub with bar style seating, ideal for outdoor entertaining. Viewing is an absolute must of this fantastic versatile family home.

- Truly delightful period farmhouse
- Dates back to CIRCA 1770
- Extension five bedroom accommodation
- Four reception rooms
- Modern fitted breakfast kitchen with integrated appliances
- Utility room and two ground floor WC's
- Jack & Jill en-suite to bedrooms one and two
- Block paved driveway for multiple vehicles
- Detached double garage and beautifully maintained rear garden
- Viewing is an absolute must

#### DESCRIPTION

This truly delightful period farmhouse incorporates gas central heating, uPVC double glazing and a security alarm and offers extensive five bedroom family accommodation comprising;

#### ENTRANCE HALL

7'6" x 22'2" max.

Period timber part glazed entrance door. Stair way leading to the first floor. Under stairs storage cupboard. Covings to the ceiling. One central heating radiator.

#### W.C.

3'3" x 5'2"

A modern white suite comprising a pedestal wash hand basin and a low flush WC. Walls tiled to half height. One central heating radiator.

#### LOUNGE

21'1" x 14'11" max

A cream fire surround with a tiled hearth and a decorative tiled insert housing a cast iron fire gas fire with a brass surround. uPVC French doors lead into the rear garden. Beams to the ceiling. Two central heating radiators.

#### FAMILY ROOM

15'3" x 20'2"

Ingenook style fireplace with a stone hearth housing a gas log burning effect fire. Built in bar. Karndean flooring. Beams to the ceiling. Two contemporary style vertical radiators. uPVC French doors lead into the conservatory.

#### CONSERVATORY

16'2" x 10'1"

A brick base/uPVC framed conservatory with uPVC French doors that lead into the rear garden. Karndean flooring.

#### UTILITY ROOM

7'5" x 8'1"

A laminated worktop with plumbing for an automatic washing machine and space for a tumble dryer under and a double wall unit over. Wall mounted gas central heating boiler. Cloaks cupboard. Karndean flooring. Covings to the ceiling. uPVC door leads into the rear garden.

#### W.C.

4'5" x 4'1"

A modern white suite comprising a vanity wash hand basin with storage under and a low flush WC with a tiled surround. Tiled floor. Chrome heated towel rail.

#### BREAKFAST KITCHEN

16'6" x 15'7"

A comprehensive range of fitted base and wall units with grey shaker style fronts having Quartz worktops and matching upstands. The units incorporate a stainless steel one and half bowl sink with an integral drainer, a five ring gas hob with a tiled splash back and a stainless steel cooker hood over. Integrated appliances include a double electric oven, a fridge freezer and a dishwasher. Breakfast bar. Tiled floor. Covings to the ceiling. One central heating radiator. uPVC part glazed side door leads into the garden. Open plan with the dining room.

#### DINING ROOM

16'8" x 12'3" max

Fitted dresser to match the kitchen with glass display cabinets. Tiled floor to match the kitchen. Beams to the ceiling. Anthracite grey vertical radiator.

#### LANDING

7'10" x 21'2"

Airing cupboard. Loft access which is fully boarded. Covings to the ceiling. Feature brick archway leads to the rear landing.

#### MASTER BEDROOM

15'4" x 15'3"

To the front elevation. Fitted wardrobes with matching dressing table, drawers and bedside cabinets. Cast iron fire grate. Covings to the ceiling. One central heating radiator.

#### DRESSING ROOM

4'11" x 9'5"

Fitted hanging rails and drawers. Covings to the ceiling. One central heating radiator.

#### JACK & JILL EN-SUITE SHOWER ROOM

5'4" x 9'1" max.

Accessed by the master bedroom and bedroom two. A three piece suite comprising a corner shower cubicle with a mains fed shower, a large vanity wash hand basin with storage under a vanity mirror with lighting over, and a low flush WC. Tiled walls and floor. Underfloor heating. Covings to the ceiling. Chrome heated towel rail powered by the gas central heating and separate electric supply.

#### BEDROOM TWO

12'9" x 15'3" max.

The measurements plus the entrance area. To the front and side elevations. Loft access. Covings to the ceiling. One central heating radiator.

#### BEDROOM THREE

15'5" x 8'1"

To the rear elevation. Covings to the ceiling. One central heating radiator.

#### BEDROOM FOUR

8'5" x 13'3"

To the front elevation. A cast iron fire grate. Recessed fitted wardrobe with sliding mirrored doors. Covings to the ceiling. One central heating radiator.

#### BEDROOM FIVE/OFFICE

7'6" x 13'11" max.

To the rear elevation. Fitted double wardrobe. Covings to the ceiling. One central heating radiator.

#### BATHROOM

7'8" x 9'8"

A modern white suite comprising a free standing bath tub, a walk in shower cubicle with an electric 'Mirra' shower and tiled interior, and a vanity unit housing a wash hand basin and a low flush WC. Karndean floor. Covings to the ceiling. Grey heated towel rail.

#### DOUBLE GARAGE

22'4" x 18'8"

Detached block built garage with a remote control vehicular door to the front and a separate timber personnel door. LED lighting and power. Boarded out loft space.

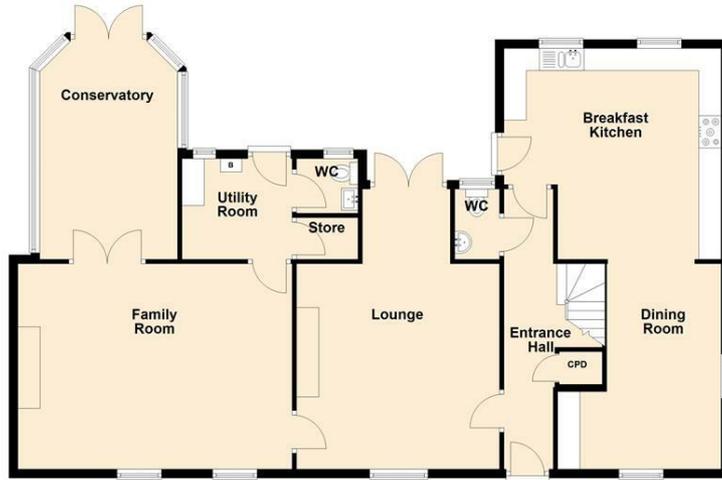
#### GARDENS

To the front of the property there is a gravelled garden enclosed by a brick wall with wrought iron railings and a matching gate which provides access to the front entrance door.

To the left hand side there is a block paved driveway providing off street parking for multiple vehicles and also provides access to the double garage. A timber gate provides access into the rear garden.

To the rear of the property there is a beautifully maintained garden with a large paved seating area, and a lawned garden with well established borders. A paved pathway leads to the timber gazebo which houses the hot tub under and also has a bar style seating area attached. A timber side gate provides access onto Church Lane.

Ground Floor



First Floor







