



## The Old Farmhouse | Laughton-en-le-Morthern | S25 1AA

£575,000

Bell & Co Estates are proud to present to the market this stunning four-bedroom Grade II listed semi-detached residence, originally dating back to the 1850s. Sympathetically restored and modernised to an exceptional standard, this home effortlessly blends historic character with high-end modern living. From Accoya high-performance double-glazed timber windows to underfloor heating throughout and integrated sound system wiring, no detail has been overlooked. Step into a spacious entrance hall that leads to a stylish and contemporary living kitchen, fully equipped with premium integrated appliances and finished to a superior standard—perfect for modern day family life and entertaining. A separate spacious lounge retains its period charm and provides a cosy yet elegant space to relax. The lower ground floor versatile basement level offers flexible use—ideal as a playroom, cinema room, home office, or guest accommodation—tailored to suit your lifestyle needs. The first floor comprises of a generous master bedroom with en-suite shower room, two additional double bedrooms, both beautifully presented and a stylish family bathroom with quality fittings and finishes. Externally you'll find a good-sized landscaped rear garden perfect for entertaining or cosy evenings to wind down, ample off-road parking in a shared courtyard with a double garage, ideal for additional storage or vehicle space. Perfectly located for families and professionals, the property enjoys easy access to local amenities, including schools, shops, supermarkets, and public houses. A rare opportunity to own a slice of history with all the comforts of modern living.



GROUND FLOOR  
930 sq.ft. (86.4 sq.m.) approx.

1ST FLOOR  
948 sq.ft. (88.0 sq.m.) approx.



TOTAL FLOOR AREA: 1878 sq.ft. (174.5 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

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