

For Sale by Private Treaty

**The Chestnuts, Woodcock Hill Road,
Pleasington BB2 6RB**



P Wilson & Company
Chartered Surveyors



A two/three bedroom detached bungalow subject to an Agricultural Occupancy Condition situated in the picturesque village of Pleasington. The Agricultural Occupancy Condition requires that the occupation of the dwelling shall be limited to a person solely or mainly employed or last employed in the locality in agriculture, or in forestry, or a dependent of such a person residing with him or her (but including a widow or widower of such a person).



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Directions

From the centre of Pleasington head North onto Sandy Lane, follow the road round onto Long Lane heading over trout Brook and turn right onto Woodcock Hill Road, the property can be found approx. 550 yards on the left-hand side.

Description

This detached true bungalow provides spacious living accommodation with stunning views. Of brick under slate construction with attached single garage and ample parking, sitting in approx. 0.4ac (0.16ha)

Accommodation

The bungalow comprises:

Spacious Entrance Hall leading to rear hallway

Living Room (5.72m x 4.41m) with gas fire and surround, radiator and two double glazed windows.

Dining Room/Bedroom 3 (4.61m x 3.84m) front facing double glazed windows with two doors to hallway.

Kitchen/Diner (7.91m x 3.33m) fully fitted kitchen with a range of high and low level fitted units, with inset sink and drainer, electric double oven, electric hob, cooker hood, integrated dishwasher. Open to dining area with double glazed window to the front of the property and radiator.

Utility Room (1.91m x 2.34m) Storage cupboard, plumbing for washing machine and double-glazed window to rear.

WC (2.21m x 0.08m) low level WC, wash hand basin, part tiled with double glazed window to the side and radiator.

Rear Hallway with cupboard housing water tank, separate large storage cupboard, access to all rooms and door to rear garden.

Family Bathroom (2.81m x 2.63m) with low level WC, pedestal wash hand basin, panel bath and corner shower unit, parti tiled with radiator and double-glazed window to rear.

Master Bedroom (4.54m x 4.22m) with radiator and double-glazed window to side.

Bedroom 2 (4.11m x 2.71m) with radiator, a range of fitted wardrobe storage and double-glazed window to the side.

Garage

The property benefits from an integral garage with up and over garage door.

Outside

The bungalow sits on a generous plot with gated access. Mature planted trees and hedge borders with gardens mainly laid to lawn.

Agricultural Occupancy Condition

The property is subject to Condition No.2 of planning consent 10/89/0900 which states that *"the occupation of the dwelling shall be limited to a person solely or mainly employed or last employed in the locality in agriculture as defined in Section 290 (1) of The Town & Country Planning Act 1971, or in forestry, or to a dependent of such a person residing with him or her, or to the widow or widower of such a person."*

Prospective purchasers will need to demonstrate that they fully comply with this Agricultural Occupancy Condition before any offer would be considered by the vendors.

Tenure

The property is offered freehold with vacant possession. The boundaries of the property to be sold are shown edged red on the plan at the rear of these particulars.

Services

The property benefits from mains electricity, with water supply from private bore hole, drainage to a private sewage treatment plant and LPG central heating.

Rights of Way, Easements & Wayleaves

The property is sold with the benefit of, and subject to, all existing rights of way, easements and wayleaves and the like.

Method of Sale

The subject property is offered for sale by private treaty.

Viewings

Viewings are strictly by appointment to be arranged through P Wilson & Company.

Health & Safety

Prospective purchasers are respectfully reminded that they should take all reasonable precautions when viewing the property and observe necessary health & safety procedures. The vendors for themselves and P Wilson & Company LLP as their agents accept no liability for any health & safety issues arising out of viewing the property.

Guide Price

£350,000.

Enquiries

All enquiries should be directed to Leah Halik

Email: leah.halik@pwcsurveyors.co.uk.

Tel: 01772 882277.





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 [b] Any electrical or other appliances on the property have not been tested, nor have the drains, heating, plumbing or electrical installations. All intending purchasers are recommended to carry out their own investigations before contract;
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Plans
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Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		73 C
55-68	D		
39-54	E	40 E	
21-38	F		
1-20	G		