



# CHERRY TREE FARM

Halghton, Bangor on Dee

**Rickitt**  
Partnership

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## Delightful period detached family home

Detached house ♦ Four bedrooms ♦ Four reception rooms ♦ Wealth of period features ♦ Bathroom, two shower rooms ♦ Detached barn ♦ Gardens & small paddock ♦ Sits within approx. 0.71 acres ♦ EPC F

### Description

A well presented four bedroomed period detached house, believed to date back to the 1700's. This delightful family home has four reception rooms and a wealth of character features including exposed timbers and inglenook fireplace. To the outside, there is a detached barn, two lawned gardens and a small paddock, in all the house sits within approximately 0.71 acres.

### Entrance Hall

Exposed timber frame. Tiled floor.

### Shower Room

Walk in shower, low level WC and hand wash basin with mixer tap. Part tiled walls. Wall mounted heated towel rail. Tiled floor. Window to front.

### Utility Room

Timber work surface above with Belfast style sink with mixer tap and shelving below with space for washing machine. Fitted floor to ceiling cupboard with shelving. Fitted shelves. Double glazed window to front. Double glazed window to side. Timber flooring.





### **Kitchen**

Range of wall and base units with granite work surface above and inset double sink with mixer tap. Oil fired Aga cooker. Central island with timber work surface and breakfast bar with units below and electric double oven. Electric two ring hob. Exposed timber walls. Space for fridge freezer. Two windows to front and one to side. Tiled floor. Access to loft. Open to:

### **Dining/Family Room**

Exposed timber ceiling. Two double glazed panelled doors to side. Timber flooring. Two radiators.

### **Sitting Room**

Exposed brick fireplace and hearth with wood burner. Built in cupboard to side. Double glazed window to rear. Staircase to first floor. Exposed timber ceiling. Entrance door to side. Under stairs cupboard. Tiled floor. Two radiators.

### **Snug**

Inglenook fireplace with stone hearth, timber surround and inset wood burner. Exposed timber ceiling and walls. Two windows to rear. Radiator.

### **Study**

Window to side. Exposed timber ceiling and walls. Radiator.

### **First Floor Landing**

Built in cupboard housing hot water cylinder. Access to loft. Window and small skylight to side. Radiator.

### **Bedroom One**

Exposed timber frame with beamed ceiling. Exposed timber walls. Double glazed window to side. Double glazed window to side. Dressing area with built in wardrobes. Two radiators.

### **Bedroom Two**

Double glazed window to rear. Built in cupboard. Exposed timber floor. Radiator.



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### En suite Shower Room

Walk in shower, low level WC and hand wash basin with mixer tap and vanity unit below.

### Bedroom Three

Double glazed window to side. Fitted wardrobe with cupboards above. Exposed timber flooring. Radiator.

### Bedroom Four

Double glazed window to side. Radiator.

### Bathroom

Walk in shower, free standing claw foot bath with mixer tap and separate hand held shower head, low level WC and hand wash basin. Double glazed window to side. Wall mounted heated towel rail.

### Outside

The house is approached from the lane and leads to a good sized gravelled area offering off road parking for several vehicles.

### Detached Barn

Door to front, window to side and double doors to side. Half height wall. Oil fired boiler. Power and light. Storage loft room above.

### Grounds

There are two gardens with the property, one to each side of the house. The main garden is laid to lawn with a paved terrace. The other garden is mainly laid to lawn with trees and shrubs. There is a small enclosed paddock. In all the house sits within approx. 0.71 acres.

### Property Information

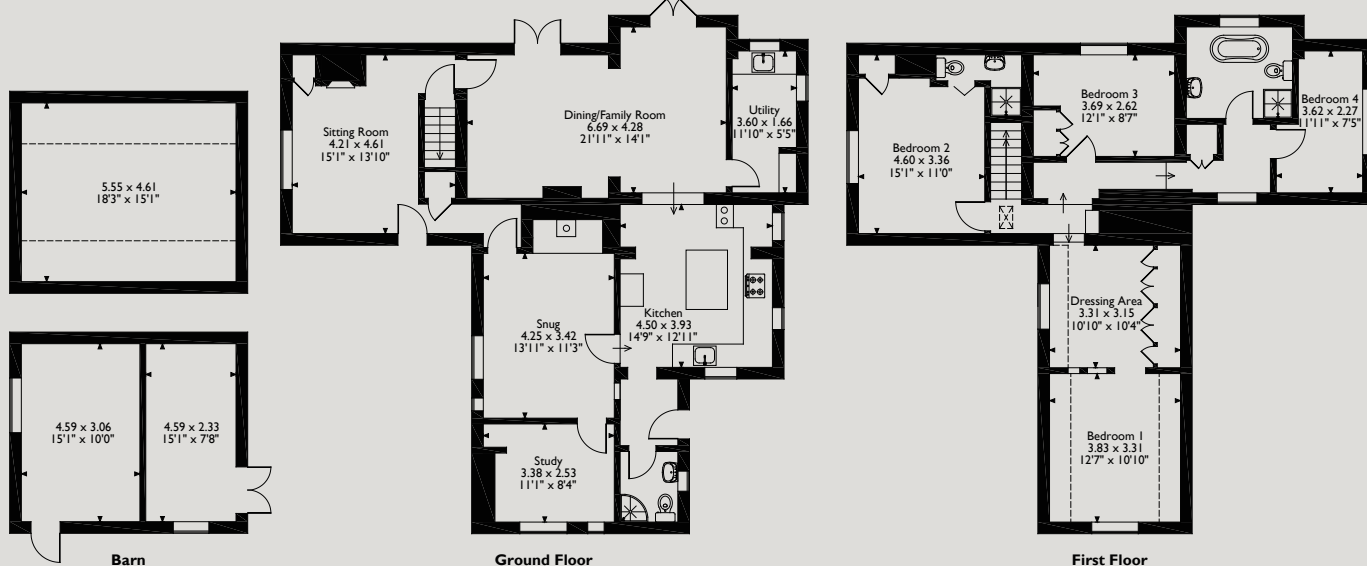
The council tax is band G. We understand the property is freehold. The house is with mains water, electricity and private drainage connected. Oil fired central heating and hot water





# Floorplans

Cherry Tree Farm, Halghton, Bangor-on-Dee  
Approximate Gross Internal Area  
Main House = 185 Sq M/1991 Sq Ft  
Barn = 50 Sq M/538 Sq Ft  
Total = 235 Sq M/2529 Sq Ft



Barn

Ground Floor

First Floor

Please note that the location of doors, windows and other items are approximate and this floorplan is to be used for illustrative purposes only. Unauthorized reproduction is prohibited.



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