



WELCOME

Welcome to this exquisite gem nestled on the serene outskirts of Alton, a property that whispers a tale of charm and versatility with every corner turned. As you approach the residence, you're greeted by the allure of far-reaching views that seem to embrace the tranquillity of the surrounding countryside. The moment you step through the door, you're met with a delightful blend of character and contemporary elegance that's simply irresistible.



OVERVIEW

A charming property with a rich history as a successful bed and breakfast (B&B) establishment. The main residence boasts three reception areas, a kitchen/ breakfast room, utility space, and a ground floor WC, providing ample space for comfortable living and socialising. The upstairs of the main house features a master suite with a dressing area and en-suite, as well as two additional bedrooms and a family bathroom.



The B&B accommodation is designed for guests' privacy and comfort, with its own separate entrance. This area includes four well-appointed bedrooms, two of which are equipped with en-suites, and a main bathroom to serve the other two. This setup allows for a flexible arrangement of space, catering to various guest preferences.



Additionally, there is a delightful self-contained annexe named Swallows Nest. This cosy space is ideal for guests seeking additional privacy or for those who may prefer a more intimate stay. It consists of an open-plan kitchen/lounge area on the ground floor, which is perfect for relaxation and preparing meals, a shower room, and a spacious bedroom on the first floor, ensuring a good night's sleep.



The property's online presence, including many positive reviews, is a testament to the high standards and warm hospitality that have been offered to guests over the years. The property has been well-maintained and enjoyed by many, contributing to its appeal and value in the market.





GROUND FLOOR

The entrance hall is a warm, inviting space, adorned with parquet flooring that adds a touch of vintage charm and flows seamlessly into the dining room. Here, the ambiance is set by an exposed beam and the natural light that filters through the front-facing window, creating an ideal setting for intimate gatherings or festive celebrations.

Adjacent to this is the heart of the home, the principal lounge, where comfort reigns supreme with its cast multi-fuel burner nestled within an exposed chimney breast, ensuring cosy evenings spent curled up with a good book or sharing stories with loved ones. The room opens out to the enchanting front garden through wide sliding patio doors, inviting the outside in.

The kitchen is a culinary haven, offering ample space for a budding chef to prepare gourmet feasts with its range of base and eye-level units, complemented by an Aga stove that adds a touch of rustic warmth to the space and a separate utility room housing the recently installed boiler.

FIRST FLOOR

As you ascend the staircase to the first floor, you are greeted by a spacious landing that opens the door to three elegantly proportioned bedrooms, each one designed to embrace a serene atmosphere with their large windows framing a breathtaking panorama of the scenic landscape ahead. These rooms were previously used to serve the main dwelling and conveniently distanced from the B&B accommodation.



The journey through these havens of relaxation begins with the master suite, a private sanctuary that not only provides ample room for a sumptuous king size bed but also boasts a dressing room and generously sized en-suite.



Two more equally appealing double bedrooms await, each promising a restful night's sleep and a gentle morning greeting from the sunrise. Their views are equally enchanting, extending beyond the immediate confines of the house, allowing your gaze to wander and let your thoughts drift away.





Further up, a second landing unfolds, offering a delightful surprise: a window that peeks into the intimate courtyard below, revealing a hidden gem of the property. This level is where you'll find the remaining trio of double bedrooms, previously used to serve the B&B, each a cozy nest for your loved ones or guests to unwind. The second bathroom on this floor is equipped with a white three-piece suite.

The staircase leads from this floor to the ground level, where the fourth bedroom is situated out with its very own en-suite shower room. A private oasis of calm for those who cherish their solitude, benefiting from a private entrance accessed from under the feature archway.





- Three bedrooms serve the main residence
- Four bedrooms serve as B&B accommodation
- One bedroom self contained holiday let annex

- Solar water heating
- LPG central heating
- Sizeable gardens
- Ample off road parking

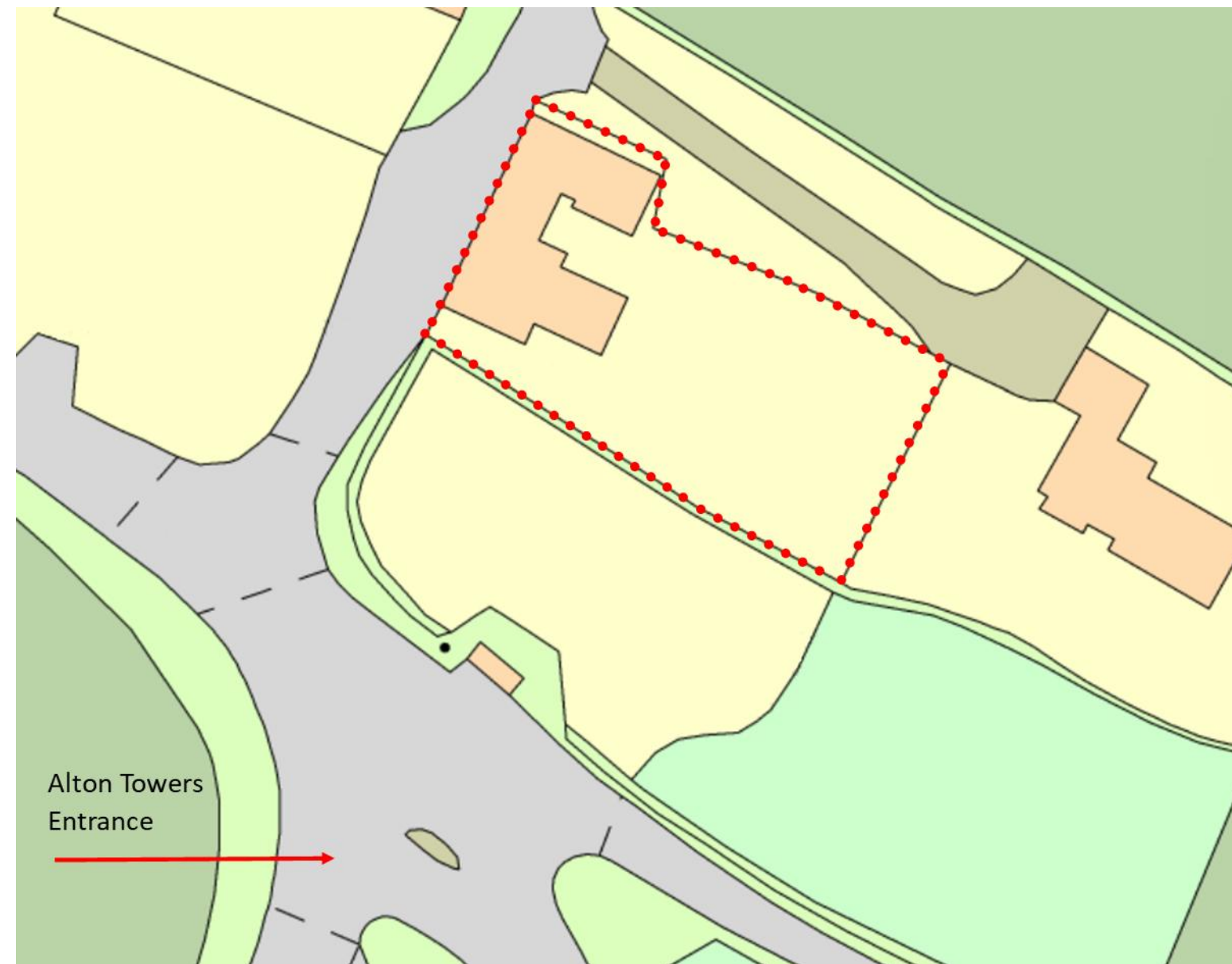
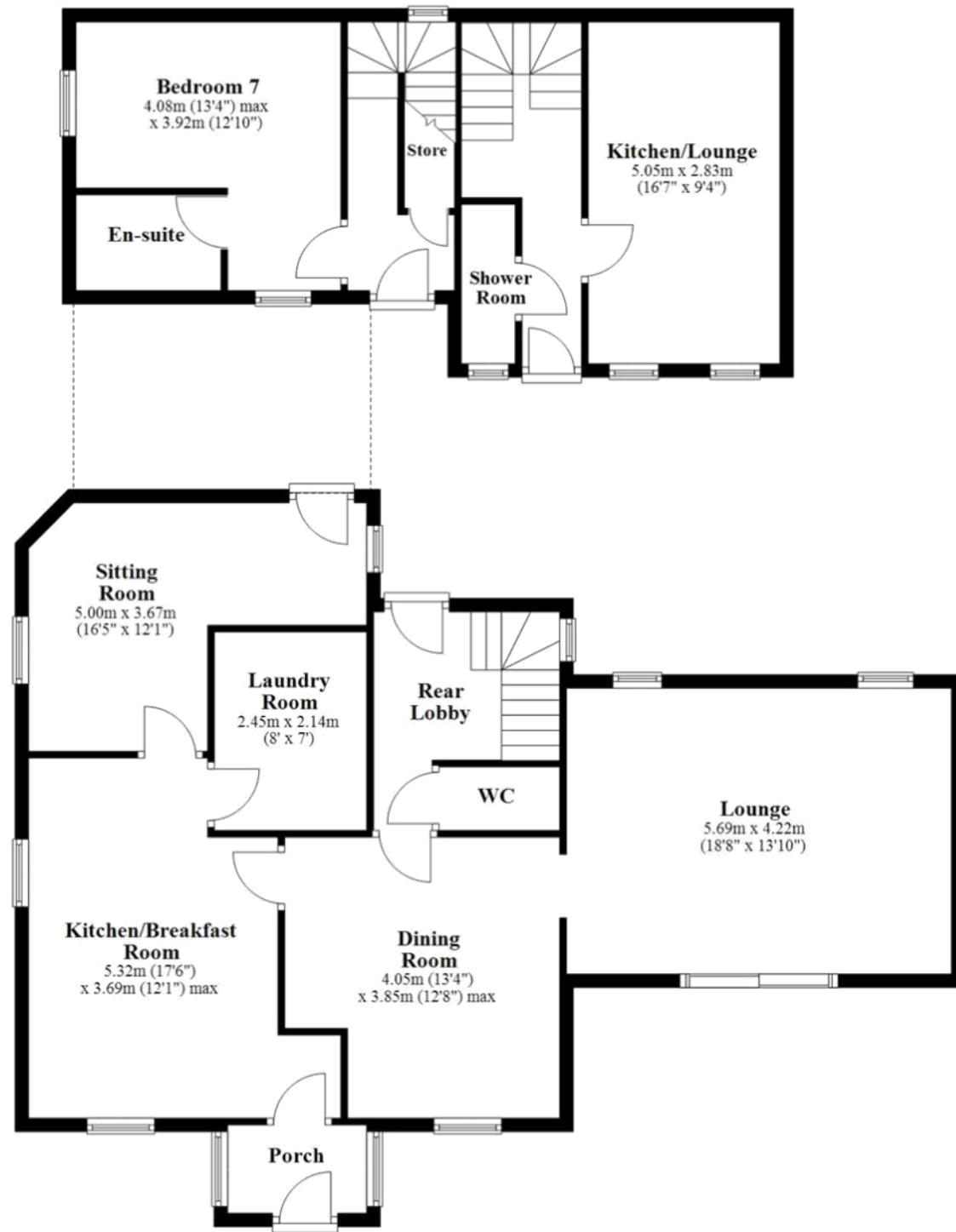
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- 3,000+ sq. ft

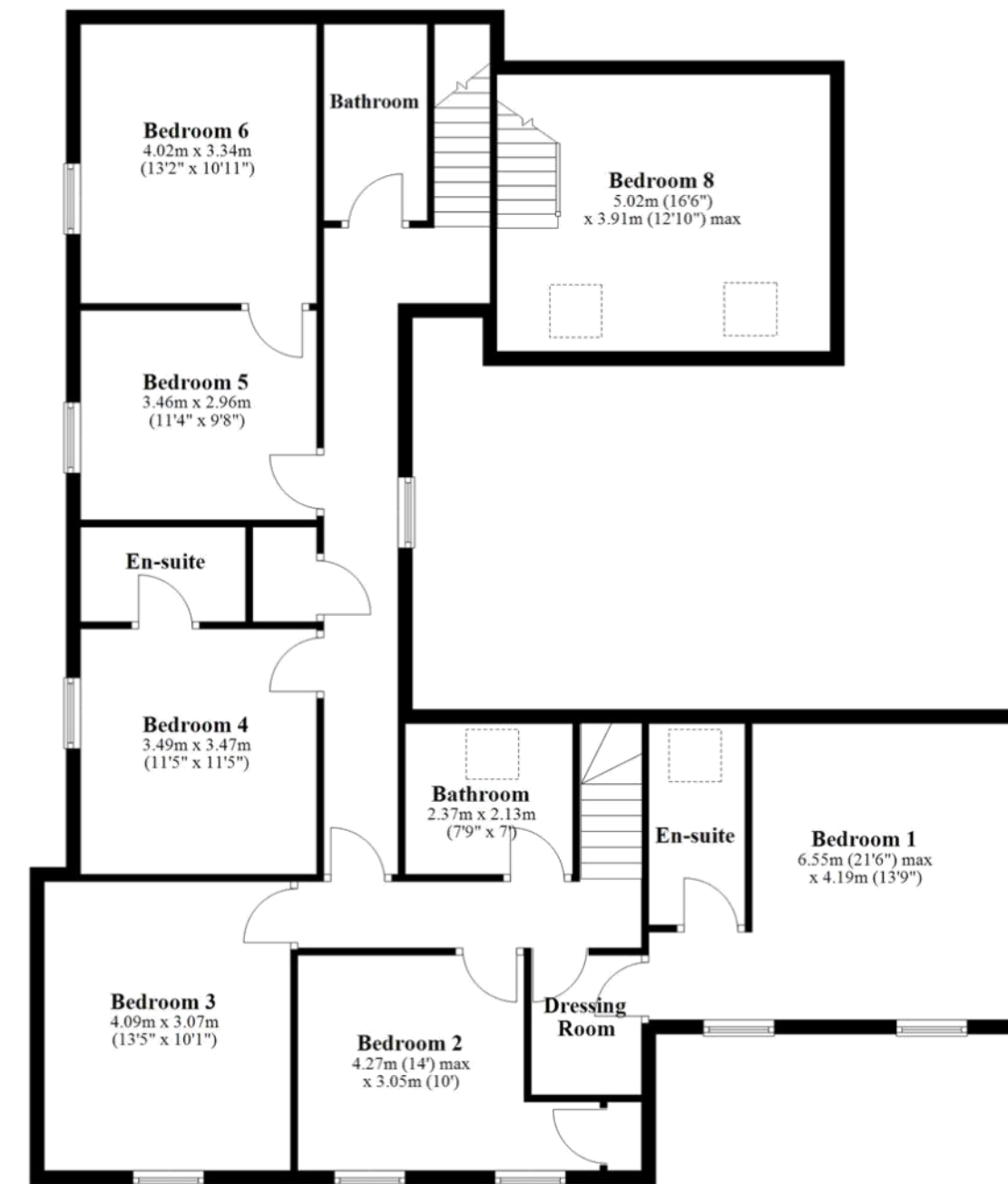
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Ground Floor



First Floor





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Addison Mead
— EXCLUSIVE —