



2 Cartland Mains Steadings, Cartland Road, Cartland
Offers Over £419,000 EPC Rating C

2 Cartland Mains Steadings Cartland Road

Cartland

A fabulous, individually designed, family home situated within an exclusive steading development of only eight homes, nestled in a rural courtyard setting. This beautifully presented home is finished to a high standard with quality fixtures and fittings throughout which can only be fully appreciated by viewing in person. The home is entered from the front into a spacious and welcoming reception hall. A real key feature of the property is the open plan dining lounge which measures approximately 47m². A stylish wall-hung gas fire provides an attractive focal point to the room and the beautifully laid oak flooring also adds to the style and charm of the room. Off this area is a large walk-in cupboard and a study which could offer potential as a small fourth bedroom. The kitchen is again generous in size with an abundance of storage and quality integrated appliances with a large range cooker and granite work surfaces. The ground floor is completed by an additional living room with patio doors which lead to the rear garden, cloaks W.C and a large conservatory from which to admire the garden. On the first floor there are three double bedrooms and stylish family bathroom with suite comprising, W.C, wash hand basin, separate shower cubicle and bath which also has a mixer shower over. The master bedroom also benefits from a large walk-in dressing area and spacious en-suite. Externally the current owners have created a very private and beautifully landscaped garden to the rear. The borders are well stocked with a wide range of shrubs, plants, and ornamental trees with a selection of seating areas and artificial lawn providing a low-maintenance garden space. To the front there is private parking and a large single garage measuring approximately 24m². This can be accessed from an electric up and over door or a single door from the rear garden.







Floor 0



Floor 1

Approximate total area⁽¹⁾

257 m²

2769 ft²

Reduced headroom

7.6 m²

82 ft²

(1) Excluding balconies and terraces

Reduced headroom

----- Below 1.5 m/5 ft

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE360





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