



A beautifully modernised four-bedroom detached period home, set within the peaceful outskirts of Swineshead in an area known as Tarry Hill. This charming Edwardian home has been thoughtfully updated in recent years while retaining an abundance of original character, offering the perfect blend of timeless appeal and modern comfort. Extended in the 1960s, the property has benefited from extensive improvements, including the replacement of most windows, a recently refurbished kitchen and bathroom, and a new oil-fired boiler fitted just over two years ago. Two wood-burning stoves further enhance the home's warmth and country charm.

Inside, the accommodation is generous and versatile. There are three well-proportioned reception rooms, providing ample space for family living and entertaining. The characterful dining kitchen is a highlight, overlooking the beautifully established and surprisingly large rear garden. Its layout makes it an ideal hub of the home, filled with natural light and lovely garden views.

The former garage has been cleverly converted into a studio, offering excellent potential for hobbies, home working, a ground-floor bedroom or a dedicated playroom—making the property adaptable to a variety of lifestyles.

Outside, the home is just as appealing. The grounds are wonderfully mature and well-stocked, creating a delightful setting with a strong sense of privacy. A spacious decked terrace provides the perfect spot for outdoor dining, while the superb, covered bar area makes summer entertaining effortless and memorable. The overall outlook enjoys a peaceful rural feel, adding to the property's unique appeal.

Swineshead benefits from several amenities to suit all ages, including a Primary School, Post Office, medical centre, Co-Op, Ivy's farm shop and village pubs.



A part glazed door with stained glass panels opens into the **Entrance Hall** – Having a reclaimed quarry tiled floor (with damp proof membrane beneath), staircase rising to the first-floor accommodation, two ceiling light points and Victorian style radiator.

Large Cloakroom – Has a uPVC window to the side aspect, marble floor tiles and a cast iron radiator. A two-piece Victorian style suite comprises a pedestal wash hand basin and high-level WC with chrome brackets, wall mounted cistern and pull flush. It is worth mentioning that this cloakroom has ample space for the addition of a shower if required.

Sitting Room 4.87 m x 3.60 m (15'11 x 11'9) – Has a sealed unit double glazed, sliding sash bay windows to the front aspect, stained wooden floorboards, picture rail, deep skirting boards and a large cast iron radiator. An exposed brick chimney breast and hearth house a Clearview Vision 500 wood-burning stove.

Family Room 6.49 m x 3.65 m (21'3 x 11'11) - **With the possibility of extending by a further 1.30 m (4'3)** into an adjacent **storage area**. There are two sealed unit double glazed sash windows to the front aspect, two radiators and two central ceiling light points. A chimney breast houses a Clearview Vision 500 wood-burning stove as before.



L - shaped Dining Kitchen 5.90 m x 2.50 m (19'4 x 8'2) in the **Kitchen Area** and **4.52 m x 2.89 m (14'9 x 9'5)** in the **Dining Area** - The **dining area** has an Italian ceramic floor tile which continues through to the kitchen, two Victorian style cast radiators and sliding patio doors opening onto a rear decking area enjoying beautiful views over the garden beyond. The handmade kitchen has been added by previous owners and is perfectly in-keeping with the character and style of the property. The kitchen comprises several solid wooden units including an extensive range of drawers, display shelving and fitted cupboards and an inset Belfast style ceramic sink and drainer with hot and cold taps over. There is space and plumbing beneath the units for a dishwasher and a tiled recess houses a Rangemaster electric cooking range (negotiable) which includes an induction hob, two fan ovens and a grill and has a clothes airer and extractor fan above.

Utility Room 3.43 m x 2.75 m (11'3 x 9'0) – Has a uPVC door and window to the rear decking and garden area beyond, a continuation of the floor tiling, radiator and solid hand-made unit comprising worksurface space with cupboard beneath. There is space and plumbing for a washing machine and tumble dryer. The utility room still has the plumbing available from when it used to have both shower and WC and so could be easy reconverted if required.

Studio/Ground Floor Bedroom 4.30 m x 3.25 m (14'1 x 10'7) – Has French doors opening out onto the rear decking and garden area, wood laminate flooring, two ceiling light points and a radiator. This now insulated room has been used as a ground floor bedroom before being utilised as a great space to work from home. As it originally formed part of the garage, the stud wall could be removed should that option be preferable.

First Floor Landing – Has a sash window to the front aspect, a uPVC window to the rear aspect and a radiator.

Bedroom One 5.44 m x 4.30 m (17'10 x 14'1) - A large double bedroom with two modern sealed unit double glazed sash windows to the front aspect and a uPVC window to the rear aspect, two radiators and a feature slate wall.

Family Bathroom 3.66 m x 2.94 m (12'0 x 9'7) – This bathroom was formally a double bedroom and as you can see on the floorplan, could easily provide en-suite facilities to the master bedroom as well as retaining a large bathroom. There are two uPVC windows to the rear aspect, a cast iron fireplace, slate flooring and a two-piece suite to the main bathroom to include pedestal wash hand-basin and free-standing bath with ball and claw feet. A step leads up to an area with a walk-in double shower enclosure with rain shower and hose and a low-level WC.

Bedroom Two 3.91 m x 3.22 m (12'9 x 10'6) – Has a uPVC sash window to the front aspect, vertical radiator and a built-in wardrobe including hanging rails and shelving with sliding doors.

Bedroom Three 5.91 m x 2.40 m (19'4 x 7'10) – Has two uPVC windows to the side aspect, a cast iron fireplace and a radiator.

Dressing Room/Child's Bedroom 2.59 m x 2.45 m (8'5 x 8'0) maximum dimensions. This smaller room was originally the bathroom and as the plumbing remains offers the potential (as you can see on the floorplan) to provide Jack 'n' Jill style en-suite facilities to bedrooms two and three.

Outside - To the front of the property, there are wrought iron railings on the boundary and a lawned garden. A driveway provides off-road car parking and could be extended if required into the front garden area. While the part glazed folding garage doors remain, the garage has been partially converted leaving an area measuring **4.60 m x 1.86 m** as storage. In the springtime and summertime, the **rear garden** is beautiful and is enclosed by a combination of incredibly well-maintained hedging on the boundaries, with a view over a neighbouring pony paddock and open fields to the rear, the property enjoys an attractive semi-rural aspect that is not overlooked by any property to the back. The established gardens include well stocked borders planted with a wide range of shrubs, flowering plants and bushes that really do ensure the garden is filled with shape, colour and structure all year round. Whilst most of the garden is laid to lawn, there is an extensive raised decking area which provides ample space for garden furniture. An old outbuilding is divided into the '**gardener's toilet**' with wash basin and a **garden store**. A covered **barbecue and bar** area has outdoor sockets and a bar and provides a lovely space to sit and enjoy uninterrupted views over the garden or relax with friends. Water is connected to this area, and a concrete base remains which used to house a hot tub.

A **timber shed** and log store would also be included within the sale of the property.







Note: All measurements are approximate. The services, fixtures and fittings have not been tested by the Agent. All properties are offered subject to contract or formal lease.

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