



01947 601301



RAW PASTURES, NEW GARDENS

4 BED CHARACTER PROPERTY



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PROPERTY FEATURES

- Stone Farmhouse with Contemporary Interiors
- 1,400 sq ft of Accommodation over 3 Floors
- Open Plan Living with French Doors onto a Terrace
- 4 Bedrooms & 4 Luxurious Bathrooms
- Air-Source Underfloor Heating & Double-Glazing
- Currently a Successful Holiday Let that can be Sold Fully Furnished

Type: **CHARACTER PROPERTY**

Availability: **FOR SALE**

Bedrooms: **4**

Bathrooms: **4**

Reception Rooms: **1**

Parking: **OFF ROAD PARKING**

Outside Space: **TERRACE**

Tenure: **FREEHOLD**

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RAW PASTURES, NEW GARDENS- 4 bed Character Property -£350,000

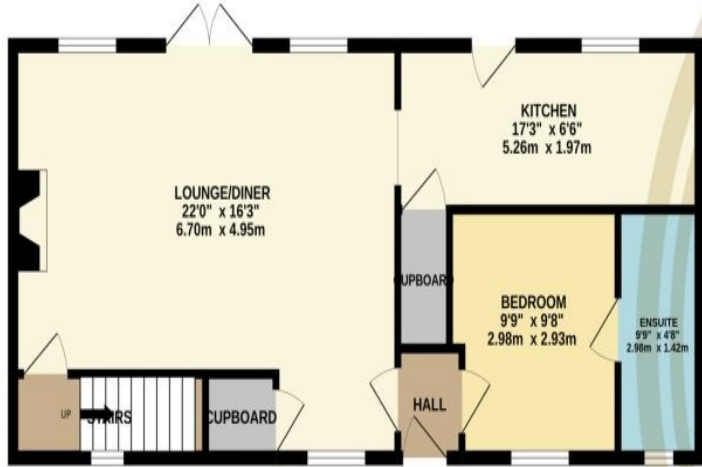


A stone farmhouse with contemporary interiors that is in a rural setting close to the coast. The property was renovated in 2015 and now offers luxurious holiday accommodation with the benefit of quality fixtures and fittings throughout. New Gardens is a collection of former farm buildings arranged around a courtyard plus a few detached residences that are located at the end of a farm track on the Eastern Edge of the Town. Behind the stone façade is a modern open plan lounge/diner that has French Doors that open onto a terrace and opens through to a kitchen with fitted cabinets and integrated appliances. Also, downstairs there is a double bedroom with its own ensuite bathroom. Upstairs there are a further three double bedrooms, all with rural views and ensuite bathrooms, plus on the top floor the attic has been converted into a games room. Outside there is a private terrace that enjoys a southerly aspect and rural views between the farm buildings and the courtyard offers off-street parking. Raw Pastures is currently a successful holiday let and can be sold fully furnished, or it could become a permanent residence, ideal for a family with the towns amenities nearby.

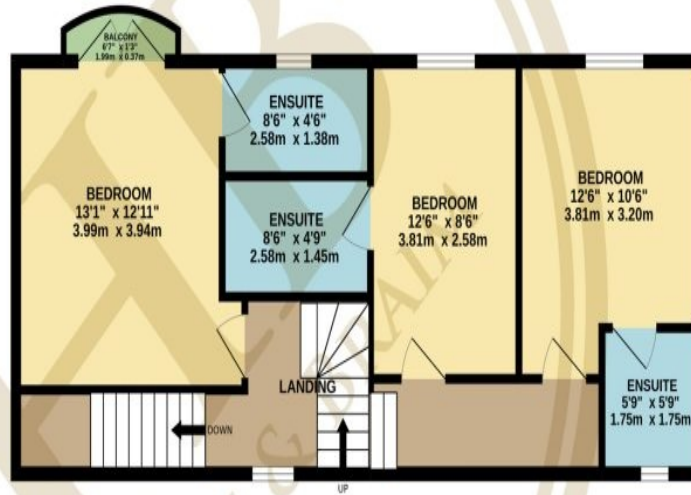


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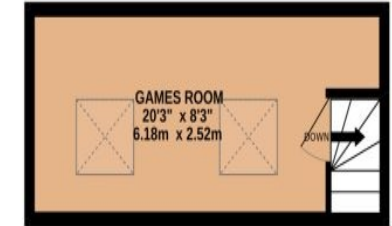
GROUND FLOOR
631 sq.ft. (58.6 sq.m.) approx.



1ST FLOOR
637 sq.ft. (59.2 sq.m.) approx.



2ND FLOOR
167 sq.ft. (15.6 sq.m.) approx.



TOTAL FLOOR AREA: 1435 sq.ft. (133.3 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

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Any floor plans provided should be used for illustrative purposes only and should be used as such by any interested party.

Energy Efficiency Rating		Current	Potential
Best energy efficient - lower running costs			
A	92-100		
B	82-91		
C	69-81		
D	55-68		
E	39-54		
F	21-38	44	
G	1-20		85
Not energy efficient - higher running costs			

England, Scotland & Wales EU Directive 2002/91/EC

