



Bally Heigue
Flemingston

£649,500

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Spacious five-bedroom detached home in a rural Vale village with large gardens, modern kitchen, multiple living areas, two bathrooms, integral garage, and excellent countryside access.

Council Tax band: F

Tenure: Freehold

EPC Energy Efficiency Rating: D

EPC Environmental Impact Rating: D

- Substantial five-bedroom detached family home set on a generous plot
- Located in a picturesque rural Vale village with countryside access
- Spacious L-shaped kitchen/dining room with island and integrated appliances
- Multiple reception rooms including living room, sitting room and study
- Wood-burning stove with marble hearth and built-in cabinetry
- Five double bedrooms served by three modern bathrooms
- Galleried landing with Velux window and part-vaulted ceilings
- Integral garage, utility room and large gravelled driveway
- Private gardens with apple trees, pergola, shed and wood store
- Modern Worcester gas combination boiler installed in 2020



Substantial five-bedroom detached family home set within a generous garden plot, located in a pretty rural Vale village and enjoying excellent access to the surrounding countryside.

Vaulted portico entrance with timber door and stained-glass panelling, flanked by double-glazed side panels and glazing above, opens into the **HALLWAY**, featuring a spindle staircase rising to a galleried landing. The **CLOAKROOM** comprises a white pedestal basin, low-level WC, tiled floor and double-glazed window. The **SHOWER ROOM** has a fully tiled shower enclosure with electric shower attachment and wash hand basin.

L-shaped KITCHEN/DINING ROOM offers an extensive range of cream high-gloss base and wall units with timber-effect worktops, incorporating a one-and-a-half bowl sink and drainer. There is a central island unit and a full range of integrated appliances including twin ovens, dishwasher, gas hob and extractor. The room benefits from a tiled floor, double-glazed windows and French doors opening to the garden.

Double doors lead through to the main **LIVING ROOM**, which features a recessed wood-burning fire with marble hearth and timber mantel, double-glazed windows and French doors, along with extensive built-in fitted cupboards. A large **STUDY** enjoys a bay window overlooking the garden.

Further doors from the entrance hallway lead to an additional **SITTING ROOM**, with double-glazed windows to two elevations. The **UTILITY ROOM** is fitted with a timber worktop, inset porcelain sink, and space and plumbing for both a washing machine and tumble dryer. Access is provided to the **integral GARAGE**, which has an electric roller door, power, lighting and heating. The property is served by a modern Worcester mains gas high-efficiency combination boiler, fitted in 2020.

To the first floor, the **GALLERIED LANDING** is naturally lit by a double-glazed Velux window. **BEDROOM ONE** is a generous double room with sliding floor-to-ceiling built-in wardrobes and a double-glazed window offering partial rural views. **BEDROOM TWO** is a substantial double room with a part-pitched ceiling. Adjacent is a **BATHROOM** fitted with a modern white suite comprising a panelled bath, wash hand basin with vanity drawers, low-level WC, and a walk-in shower with glazed screen and mains shower attachment, complemented by a chrome heated towel rail.

BEDROOMS THREE AND FOUR both benefit from double-glazed windows overlooking the front garden. **BEDROOM FIVE** is a substantial double room with built-in wardrobes and shelving, enjoying views over a particularly private lawned side garden. A further **BATHROOM (2)** provides a white suite including a panelled bath with mains shower and glazed shower screen, pedestal basin and low-level WC, tiled-effect vinyl flooring, fully tiled walls and a double-glazed window.

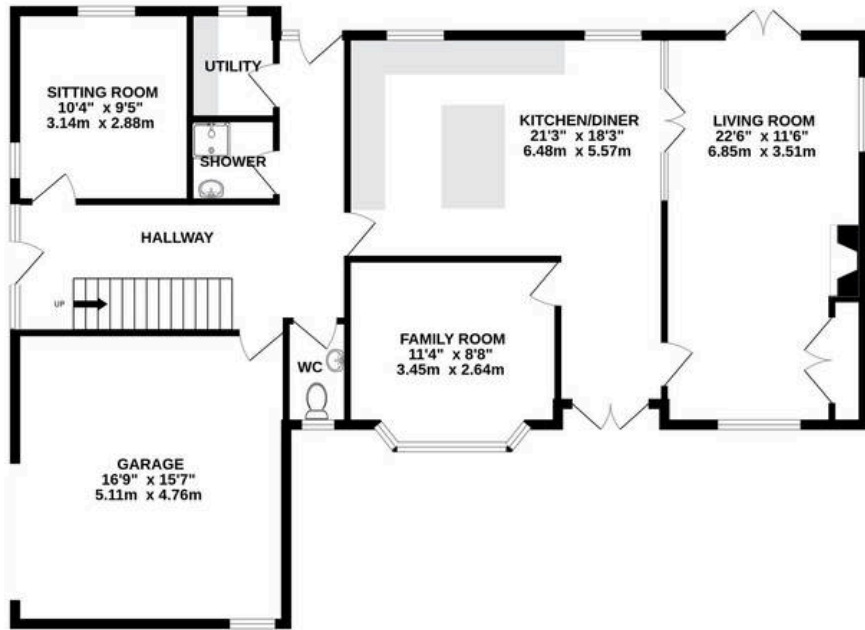
The property is approached via a wide gravelled driveway providing extensive parking and access to the integral garage. A timber gate leads to the lawned front garden, featuring a magnolia tree and a pathway to the kitchen entrance. The lawn continues around the side of the property, bordered by mature trees including two established apple trees. The rear garden is paved and includes a timber pergola, raised beds, and a substantial timber-framed storage shed with adjoining wood store.



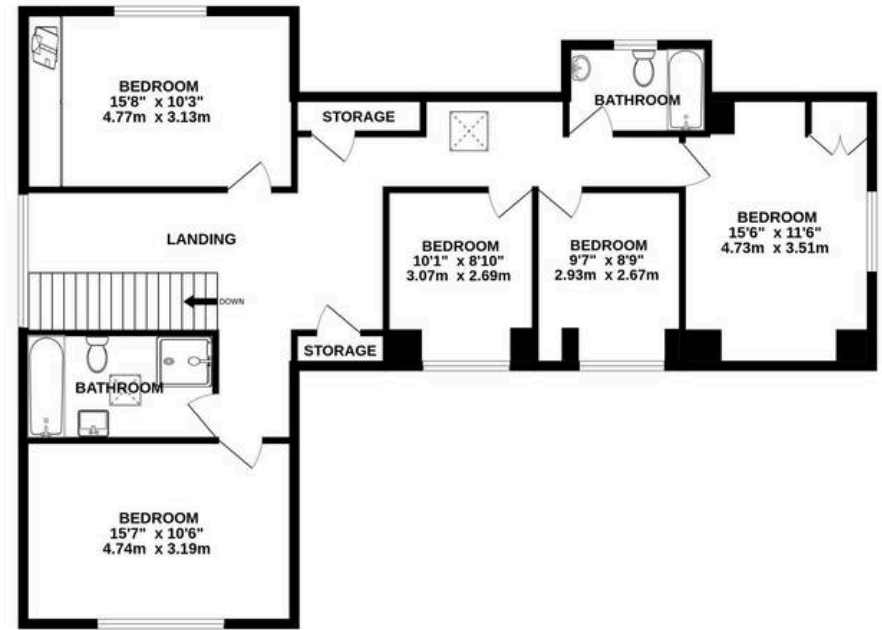
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GROUND FLOOR
1295 sq.ft. (120.3 sq.m.) approx.

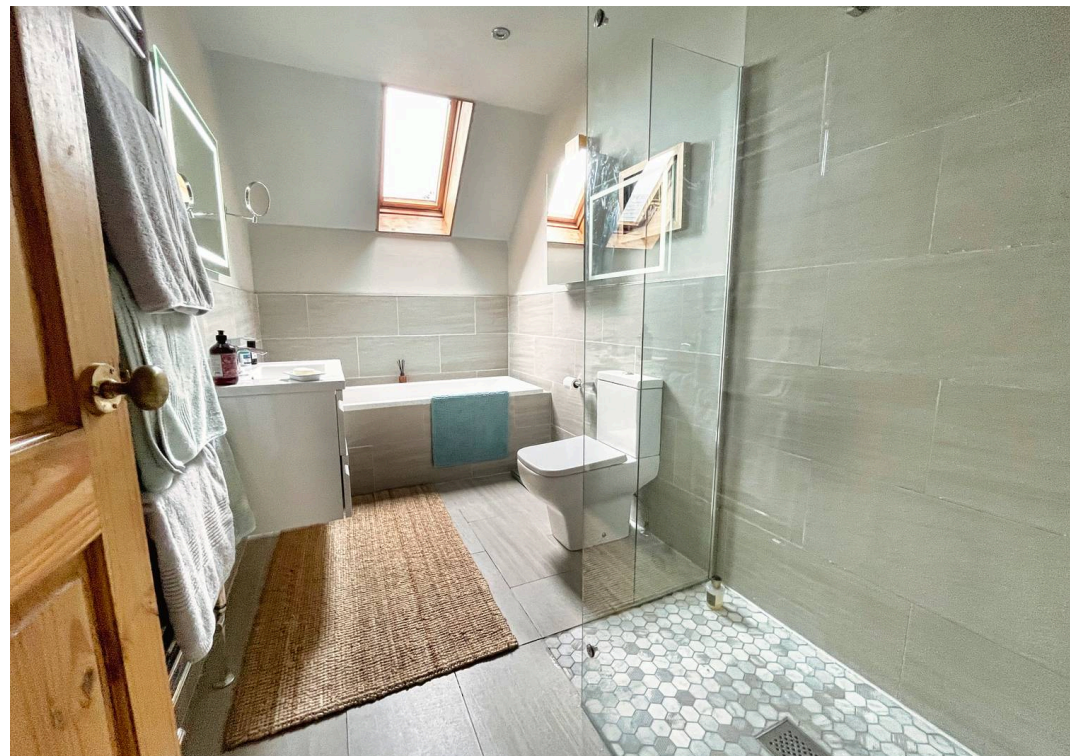


1ST FLOOR
1073 sq.ft. (99.7 sq.m.) approx.



TOTAL FLOOR AREA : 2368 sq.ft. (220.0 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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