



For anyone looking to make a move to the peace and quiet of the country, this superbly presented character property will take some beating. Indeed even the approach over the attractive and sheltered driveway alludes to something special - and once you are through the electric double gates, that first impression does not disappoint, benefitting as it does from a wonderfully secluded plot and beautiful gardens. It is also situated along a country lane surrounded by open fields with some lovely views over neighbouring countryside which feels perfectly fitting for this type of rural but not remote property.

For a property which has retained so many character features, the new buyer will be reassured to know that the owners have placed significant importance on energy efficiency, having updated windows and doors, internally insulated rooms and modernised the central heating with a biomass heating system. This has been most recently complemented by a Givenergy All in One 13.5KW Battery system and a positive input ventilation system (PIV) for improved air quality. Prioritising these elements is of course understandable given the size of the accommodation on offer. Indeed with five receptions and four bedrooms, Castle Inn House offers a scale and versatility which can prove hard to find with smaller cottages and farm houses. The ground floor includes a separate dining room, an office, a study and a reading room so plenty of space for hobbies and working from home. There is also a lovely (recently updated) kitchen with a conservatory extension - perfect for enjoying the garden in any weather, plus a utility (again, updated and replumbed) and a cloakroom. The first floor includes four bedrooms, with a particularly spacious master bedroom which features an en-suite with twin hand basins. The en-suite also forms part of the most recent scheme of refurbishment just completed by the owners and whilst the complete host of improvements are perhaps too numerous to mention here, further highlights include updated décor throughout, flood wiring of Cat. 6 cable with new server cabinet, new flue liners for the log burners and a new stove in the study, new carpets to the first floor and the aforementioned battery and PIV system.

The owners time and investment is just as evident outside, having designed and established the superb gardens and the extended range of outbuildings which are a major highlight in themselves. These include the 35ft tandem garage with car port, a 36ft high quality Poly tunnel and a workshop housed within a series of store rooms. The array of outbuildings will inevitably be of great interest to buyers with hobbies to consider or particular storage needs, but would also suit a wide variety of less obvious uses, for example as a gym. The property is now also served by a Tricel Wastewater Sewage treatment Plant, a further example that little expense seems to have been spared throughout the updating of the property.

To summarise, this is a great example of how a character property can be enhanced with thoughtful design updates and modern improvements. Combine this with the idyllic secluded garden set in a plot approaching  $\frac{3}{4}$  of an acre, Castle Inn House perfectly illustrates why our 'county of sunsets' continues to prove popular, especially with buyers looking for a relaxed country lifestyle.

- Four Bedroom, Five Reception Rooms
- Beautifully Updated and Improved Throughout
- Extensive Parking/ Garaging
- Substantial Range Of Outbuildings Including Workshop
- Situated On An Established, Private Plot
- Neighbouring Open Views
- Biomass Central Heating
- EPC 'D' 68 Council Tax 'B'.
- Tenure: Freehold
- Offered With No Onward Chain







Entrance via exterior door into the: **Entrance Hall** – Radiator, stairs to the first floor and door to the:

**Lounge 17'10 x 14'3 (5.44m x 4.34m)** – The spacious lounge has uPVC French doors opening out to the garden, beams to the ceiling and an inset wood burning stove with sleeper style mantle and tiled hearth. Latched door to the understairs cupboard, radiator, intercom connection to the main gates. Further doors lead to the study and inner hall.

**Study 11'8 x 9'8 (3.56m x 2.95m)** – Having uPVC window to the front, radiator, beams to the ceiling and a raised, tiled hearth with wood-burning stove and sleeper style mantle.

**Inner Hall 11'8 x 7 (3.56m x 2.13m)** – The Inner Hall has beams to the ceiling, radiator and power points with USB. Doorways are arranged off to the dining room, lounge and kitchen.

**Dining Room 16'2 x 10'10 (4.93m x 3.30m)** – The dining room has uPVC windows to the front and rear, beams to the ceiling, wall lights and an exposed brick fireplace with wood-burning stove. Door to the **Cloakroom/ WC** – With uPVC obscured window, low-profile close coupled WC, hand basin and radiator.

**Conservatory / Kitchen 16' x 12'2 (4.88m x 3.71m)** – Enjoying a triple aspect with uPVC windows and French doors overlooking the garden. The kitchen forms part of the most recent scheme of improvements, with updated units to both base and eye level including deep pan drawers, and with work surfaces over having an inset sink/drainer, integral dishwasher, integral four-ring hob with angled extractor, double oven and grill and recess for American-style fridge/freezer. Power points with USB.

**Boot Room 12'6 x 5'5 (3.81m x 1.65m)** – Carpeted floor, uPVC glazed door from the garden/patio, radiator and beams to the ceiling. The boot room also has an 'L' shaped store which has tiled floor, light and power and measures 8' x 3'7 (2.44m x 1.09m) + 5'2 x 4'2 (1.57m x 1.22m).

**Utility 11'2 x 6'1 (3.40m x 1.85m)** – Overlooks the garden and has tiled floor, an updated range of contemporary gloss-fronted cupboards at base level, work surfaces with inset sink/drainer with mixer tap and space for washing machine.

**Office 10'9 x 8'8 (3.28m x 2.64m)** – The office benefits from cupboards at both base and eye level and work surfaces with power & USB points. The office has open access to:

**Reading Room/ Library 11'5 x 10'9 (3.48m x 3.28m)** – With French doors opening onto an enclosed courtyard with separate gated access to the front, possibly serving as a private entrance, this reception room could be suitable for a wide variety of uses, particularly for buyers working from home.

**First Floor** – With uPVC windows overlooking neighbouring fields, latched doors lead off to:

**Master Bedroom 17'8 x 11'2 (5.38m x 3.40m)** – A generous double bedroom with superb views over fields to the front and Velux style window to the rear.

**En-suite Bathroom 11'4 x 5 (3.45m x 1.52m)** The recently updated en-suite features twin hand basins with drawers beneath and complementing bathroom mirrors, low profile WC and a generous tiled shower enclosure. Wall tiling as appropriate and radiator. The en-suite also gives access to a small store room with tiled floor, light and pipework.

**Bedroom Two 14'2 x 11'6 (4.32m x 3.51m)** – With uPVC window to the side, radiator and vanity basin with mixer tap.

**Bedroom Three 10'1 x 8'8 (3.07m x 2.64m)** – Having views over fields to the front, radiator and loft access.

**Bedroom Four 14'5 x 6'6 + 5'5 x 4'2** – Being 'L' shaped and having uPVC window to the side and radiator.

**Bathroom** – uPVC window to the rear. Comprising a modern suite of corner bath with deck mounted bridge mixer tap and shower, low profile WC and vanity basin with cupboard beneath and splashback tiling. Heated towel rail.







**Outside** – As can be seen from the summer photo's below, the grounds are beautifully presented, secluded and include a wide variety of trees and shrubs, including fruit trees and a pond with its own filter/pump house, together with a comprehensive range of outbuildings.

**Highlights include:**

A generous secluded driveway with electric gates and intercom.

**Tandem garage 35'9 x 10' (10.9m x 3.05m)** - With electric roller door, power, light, attached carport and store.

**Polytunnel 36'x18' (10.97m x 5.49m)** - Having light, water supply and Rolatrac floor covering.

**Log Store 11'5 x 9'6 (3.48m x 2.90m)** - With stable door to the front and further attached outbuildings including:

**Store Room 14 x 7'4 (4.27m x 2.24m).**

**Outbuilding 20' x 21' red. to 12' (6.10m x 6.40m red. to 3.66m)** Housing the biomass system and having full height doors to the front, opening on to the enclosed courtyard.

**External Enclosed Courtyard 53'7 x 13'7 (16.35m x 4.16m)** - with separate gated access.

**Workshop 19'7 x 10 + 8'2 x 7'7 (5.97m x 3.05m) +(2.49m x 2.31m)** 'L' shaped and having a further lockable store room.

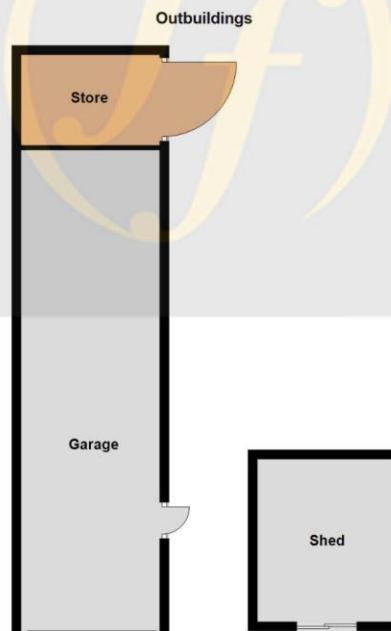
**Outdoor Kitchen Area** - With power and space for fridge.







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**Note:** The property also has the benefit of solar panels which are currently leased and fitted to the roof. This property is NOT connected to mains drainage.

