

**36 HIGH STREET**  
EAST FERRY, DN21 3DZ

**£400,000**  
**FREEHOLD**

Welcome to this truly exceptional and character-filled residence, bursting with charm, surprises, and original features throughout.

Brimming with period features and rich in history, this home is perfect for families or anyone seeking a peaceful countryside retreat



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### DESCRIPTION

The main home offers three generously sized double bedrooms and three well-appointed bathrooms. On the ground floor, you'll find a cosy and inviting snug, a formal sitting room, and an impressive entrance lobby—a striking space with exposed timber beams and original fireplaces and has been know to be used as a formal as a dining area, with a double height ceiling it's a striking room.

The kitchen and utility room lead off from here,

Step outside into the beautifully maintained gardens and you'll discover a charming courtyard area, which leads to a completely self-contained annex, affectionately known as 'The Nook'.

Currently operating successfully as an Airbnb with an income of approximately £26,000 per year, The Nook offers incredible flexibility. It features a private courtyard with a seating area, hot tub, and even a fully enclosed outdoor cinema room—ideal for making unforgettable memories.

Inside The Nook, you'll find a spacious kitchen/dining room, ground floor WC, and a wonderfully snug living area with a characterful Inglenook fireplace. Upstairs are two beautifully styled bedrooms and a modern shower room.

Whether you're looking for multi-generational living, space for older teenagers, or an income-generating holiday let, The Nook offers exceptional versatility.

This is a truly one-of-a-kind home, full of charm, warmth, and ready for its next chapter.

#### Main House Entrance Hall

Accessed via a uPVC double glazed front door. Includes a uPVC double glazed rear window, central heating radiator, laminate flooring, staircase to the upper level with under-stair storage, and internal doors leading to:

#### Snug – 4.01m x 3.94m (13'1" x 12'11")

Featuring a uPVC double glazed front window, radiator, exposed timber beams, decorative picture rail, and a cast

iron open fireplace set in a wooden surround with mantel.

#### Sitting Room – 3.92m x 3.87m (12'10" x 12'8")

Accessible from both the hallway and kitchen, with a uPVC double glazed front window, radiator, ornate cast iron fireplace with wooden mantel, picture rail, and exposed ceiling beam.

#### First Floor

##### Landing

Front-facing uPVC double glazed window, linen cupboard, and internal doors to:

#### Bedroom One – 3.98m x 3.89m (13'0" x 12'9")

Front-facing uPVC window, decorative cast iron fireplace, and access to:

#### En Suite – 2.24m x 1.95m max (7'4" x 6'4")

Rear uPVC window, fitted with a modern suite comprising low flush WC, vanity unit with inset basin, shower enclosure, chrome towel radiator, and loft hatch.

#### Bedroom Two – 3.91m x 3.85m (12'9" x 12'7")

Front-facing uPVC window, radiator, cast iron fireplace with wooden surround and mantel, built-in wardrobes. Access to:

#### Bedroom Three – 3.99m x 3.67m (13'1" x 12'0")

Front uPVC window, fitted wardrobes, radiator, loft access. Leads to:

#### Landing Area

Door to:

#### Shower Room – 4.65m x 1.58m (15'3" x 5'2")

Rear uPVC window, suite includes WC, pedestal basin, shower unit, part-panelled walls, radiator, and airing cupboard.

#### Galleried Landing – 4.60m x 3.63m (15'1" x 11'10")

Accessed via a second inner landing door. Vaulted ceiling, two front-facing uPVC windows, exposed beams, radiator, and an ornamental iron-spindled staircase leading to:

#### Dining Room – 4.52m x 3.79m (14'9" x 12'5")

Feature fireplace with cast iron stove, exposed beam ceiling. Door to:

Kitchen – 3.97m x 3.62m (13'0" x 11'10")  
Also accessible from the Sitting Room. uPVC front window and timber stable-style glazed door to porch. Includes base and wall units, display and larder cupboards, worktops with tiled splashbacks, inset sink and drainer with mixer tap, space for range cooker, integrated fridge and dishwasher, ceiling beam. Door to:

Utility Room – 2.06m x 1.64m (6'9" x 5'4")  
Rear uPVC window, larder unit, worktop with plumbing for washer and dryer, space for fridge freezer, part-tiled walls. Access to:

Family Bathroom – 3.61m x 1.70m (11'10" x 5'6")  
Rear uPVC window. Fitted with WC, pedestal basin, panelled bath, separate shower unit, part-tiled walls, and radiator.

Annex / Holiday Let  
Entrance Porch / Sunroom  
Constructed with uPVC glazing on a low brick base, pitched roof, and patio doors opening to:

Kitchen Diner – 4.48m x 4.16m (14'8" x 13'7")  
Wall, base, and drawer units, work surfaces with tiled splashbacks, breakfast bar, inset sink and drainer with mixer tap. Space for cooker, plumbing for under-counter fridge and dishwasher, tiled flooring, wall-mounted electric heater. Door to:

Cloakroom/W.C. – 1.82m x 1.62m (5'11" x 5'3")  
WC and vanity-mounted hand basin, tiled floor.

Living Room – 4.38m x 3.78m max (14'4" x 12'4")  
Accessed from Kitchen Diner. Front uPVC window and timber entrance door. Brick-built inglenook fireplace with tiled hearth, exposed wooden flooring, electric wall heater. Stairs lead to:

Annex First Floor  
Landing  
Exposed floorboards, feature brickwork and ceiling

beams, wall-mounted electric heater. Doors to:

Annex Master Bedroom – 4.91m x 3.40m (16'1" x 11'1")  
Front uPVC window, electric heater, exposed timber flooring, ceiling beam.

Twin Bedroom – 3.54m x 3.47m (11'7" x 11'4")  
Front uPVC window, exposed flooring, electric heater.

Shower Room – 1.86m x 1.56m (6'1" x 5'1")  
WC, pedestal basin, enclosed shower, fully tiled walls and floor, chrome towel radiator.

### EXTERNAL

A Beautifully Presented Character Cottage with  
Stunning Outdoor Living Spaces and Home Cinema

This charming country cottage is set within a picturesque and well-established garden plot, offering exceptional privacy and a wonderful sense of tranquillity. A beautifully landscaped courtyard provides a warm welcome, with designated areas for outdoor dining, entertaining, and relaxation — including a stylish nook complete with a hot tub, ideal for unwinding or hosting guests.

A standout feature of this unique home is the bespoke home cinema room, offering an immersive entertainment experience right at your doorstep.

The property benefits from off-road parking and is positioned in a highly desirable, peaceful setting, making it an ideal retreat for those seeking character, comfort, and countryside charm.

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### ADDITIONAL INFORMATION

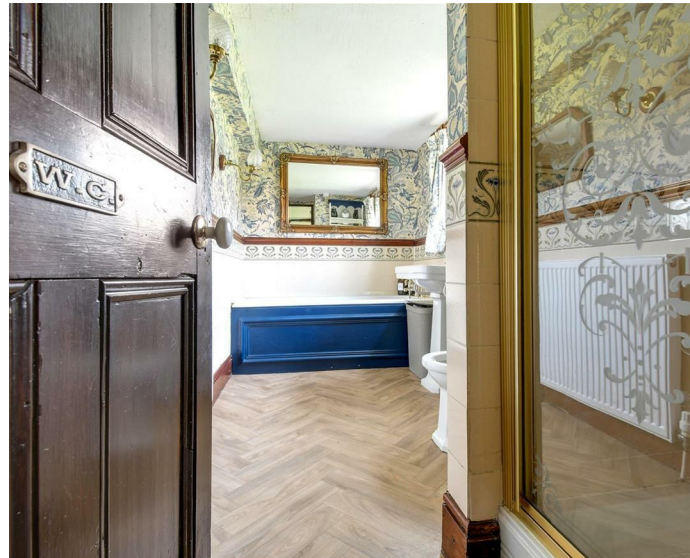
**Local Authority –**

**Council Tax – Band C**

**Viewings – By Appointment Only**

**Floor Area – 2669.47 sq ft**

**Tenure – Freehold**





Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		82
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F	35	
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC

Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements

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