GOULD HARRISON

# Bridge Street

## Wye

# Introducing

The Granary is a stunning, newly renovated home in the perfect village setting, just a moments walk from the mainline station.

Spanning around 1582 sqft, this wonderful home combines the character of Grade II Listed heritage with contemporary living including an impressive, open plan kitchen/dining space, generous sitting room with vaulted ceiling, study and convenient utility and cloakroom.
The first floor offers three double bedrooms, en suite shower room and luxury four piece family bathroom.

A driveway with additional space provides off road parking for three cars along with an EV charging point.

Offered for sale with the benefit of no onward chain, this individual home is within easy reach of excellent amenities including local schools of good standing, library, village shops, public houses, cafes and doctors surgery.

The village is very well-known for its active and varied local community groups with many beautiful countryside walks on your doorstep.

# At a Glance

## Bridge Street

Wye, TN25

3 Bedrooms | 2 Bathrooms | 2 Reception Rooms

## Price £585,000

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- STUNNING INDIVIDUAL DETACHED HOME - NEWLY RENOVATED
- THREE DOUBLE BEDROOMS
- IMPRESSIVE OPEN PLAN KITCHEN/DINING ROOM
- FABULOUS VILLAGE LOCATION WITH EXCELLENT AMENITIES
- UTLITY, CLOAKROOM & STUDY
- GRADE II LISTED CHARACTER WITH CONTEMPORARY FEEL
- EN SUITE & FAMILY BATHROOM
- SHORTEST OF WALKS TO MAINLINE STATION
- OFF ROAD PARKING FOR THREE CARS WITH EV CHARGING POINT
- NO ONWARD CHAIN

# In Detail

## Grade II Listed

TR 0446 0546 8/196

WYE BRIDGE STREET (south side) The Granary.

GV II Storage buildings, part of mill complex. C18. Red brick, part painted, with plain tiled roof. (Former carthouse and stable to adjacent mill complex?)

Listing NGR: TR0492146894.

## Entrance Hall

Stairs to first floor, doors to:

## Downstairs Cloakroom

Low level WC, vanity unit with wash basin inset, downlighters, extractor fan, cupboard housing gas fired boiler.

## Utility Room

Sash window, fitted base units beneath an oak work surface, porcelain sink with mixer tap and drainer unit, plumbing and space for washing and tumble drier, downlighters.

## Kitchen/Dining Room

A wonderful open plan arrangement with French doors looking out on to the garden. Fitted units under an oak worktop, Belfast sink with mixer tap, integrated electric oven with induction hob and extractor over, dishwasher, plentiful full height storage arranged to provide space for American style fridge/freezer, downlighters, large under stairs storage area.

## Sitting Room

A dual aspect with a vaulted celling and attractive exposed timbers, combination of down and wall lights, notably large storage room, casement door to garden.

## Study

## First Floor:

## Landing

Doors to:

## Bedroom One

Dual aspect with vaulted ceiling, radiator, large storage area in to eaves, sliding door to:

## En Suite Shower Room/WC

Large walk in cubicle housing mains shower with glazed splash screen and tiled surround, low level WC, vanity unit with wash basin inset, chrome heated towel rail, downlighters.

## Bedroom Two

Sash window, radiator.

## Bedroom Three

Sash window, radiator, loft access with pull down ladder.

## Bathroom/WC

Luxury four piece bathroom suite comprising a large walk in cubicle housing mains shower with glazed splash screen and tiled surround, low level WC, panelled bath, vanity unit with wash basin inset, chrome heated towel rail, downlighters.

## Driveway

With parking for up to three cars and EV charging point.

## Garden

Enjoying a sunny aspect with a newly laid lawn, pleasant paved patio seating area with part walled surround, outside lighting side access.

## Tenure

Freehold.

## Council Tax

Ashford Borough Council Band: TBC.

## Services

All mains services connected.

# Floorplan

GOULD HARRISON

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# Key Information

Price £585,000 Freehold

Local Authority | Ashford Borough Council

Council Tax Band |

Energy Efficiency Band |


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