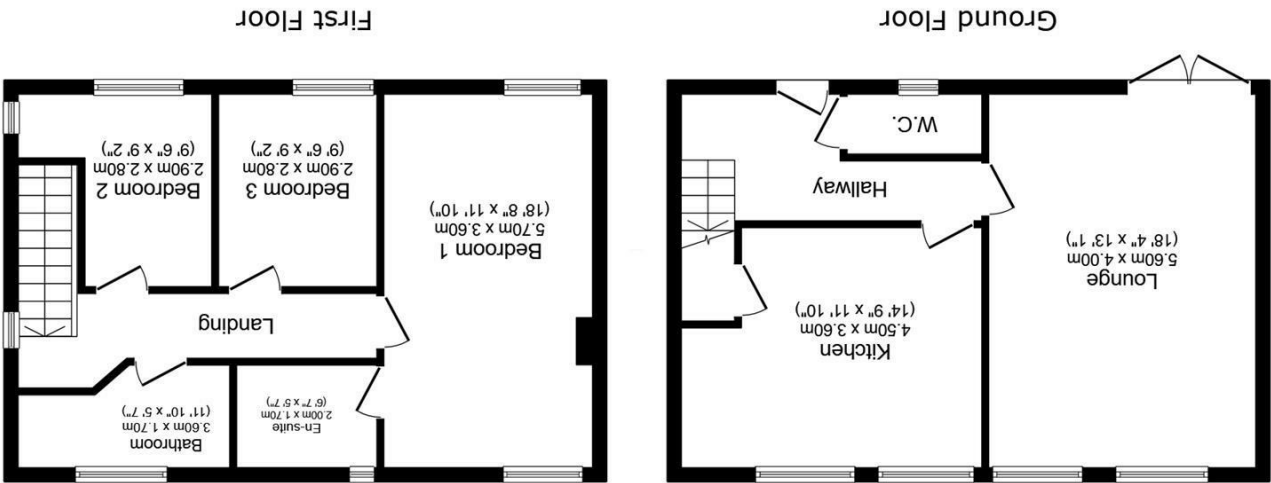


Whilst every attempt has been made to ensure the accuracy of the floor plan and details contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and have no guarantee as to their operability or efficiency can be given. Floor plan made with Metropix 2014. Fixtures and fittings may vary at point of sale.

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Total floor area: 96.3 sq.m. (1,037 sq.ft.)



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3 2 1 D

A stunning three bed detached stone-built former coach house conversion, situated in the highly desirable village of Rushton, conveniently located close to local amenities and an excellent primary school. Bursting with character and original features, this exceptional home combines period charm with stylish modern living. Benefits include sealed unit double glazing, an air source heat pump central heating system, a beautifully refitted kitchen/breakfast/family room, refitted en-suite and family bathroom, professionally landscaped rear garden, off-road parking for two vehicles, and is presented in beautiful decorative order throughout.

The property is entered via a welcoming entrance hall, providing access to the impressive dual-aspect sitting room, featuring striking original coach house windows that flood the room with natural light and enhance the property's wealth of character.

From the hallway, access is provided to the stunning kitchen/breakfast/family room, fitted with an attractive range of modern eye and base level units, complementary work surfaces, integrated appliances, and ample space for both dining and everyday family living, creating the perfect heart of the home.

To the first floor are three bedrooms, with the principal bedroom benefiting from a beautifully refitted en-suite shower room. The remaining bedrooms are served by a stylishly refitted family bathroom, finished to a high standard. Externally, the property enjoys a professionally landscaped rear garden, providing a private and attractive outdoor entertaining space. To the front, there is off-road parking for two vehicles.

This unique home offers a rare opportunity to acquire a characterful coach house conversion in one of the area's most sought-after villages, combining period features with contemporary comforts in a truly exceptional setting.

COUNCIL TAX BAND- E
EPC- C



Lounge
18'4" x 13'1" (5.60m x 4.00m)

Kitchen
14'9" x 11'9" (4.50m x 3.60m)

First Bedroom
18'8" x 11'9" (5.70m x 3.60m)

Ensuite
6'6" x 5'6" (2.00m x 1.70m)

Second Bedroom
9'6" x 9'2" (2.90m x 2.80m)

Third Bedroom
75'1" x 9'2" (22.90m x 2.80m)

Bathroom
11'9" x 5'6" (3.60m x 1.70m)

