



Woodhall Farmhouse Belshaw Lane, Belton

£550,000 Freehold

A STUNNING DETACHED FARMHOUSE • EXTREMELY PRIVATE & HIGHLY SOUGHT AFTER AREA • CIRCA 1.4 ACRES
 • SUPERB RANGE OF BRICK BUILT OUTBUILDINGS • GRASS PADDOCK BEING IDEAL FOR NUMEROUS USES • 2
 RECEPTION ROOMS & SIDE CONSERVATORY • 3 DOUBLE BEDROOMS • ATTRACTIVE FARMHOUSE STYLE
 KITCHEN & MODERN BATHROOM • VIEWING COMES HIGHLY RECOMMENDED

Charming 3-bed detached cottage on 1.4 acres in a private village setting. Features outbuildings, stables, paddock, landscaped gardens, solar panels, and spacious living areas.

Council Tax band: D

Tenure: Freehold

EPC Energy Efficiency Rating:

EPC Environmental Impact Rating:

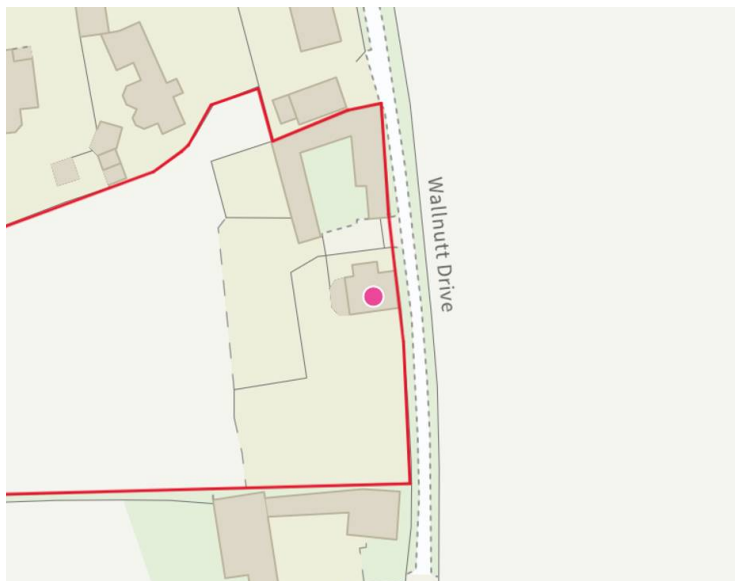
Double Glazing

Timber framed windows.

Central Heating

Callor gas fired central heating system to radiators.

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Central Entrance Hallway

Has a four panelled and glazed entrance door, staircase leading to the first floor accommodation with grab rail, beamed ceiling and internal doors through to;

Lounge

15' 1" x 12' 5" (4.60m x 3.78m)

With front projecting uPVC double glazed bay window, feature cast iron inset multi fuel stove within a brick fireplace with wooden mantel and projecting quarry tiled hearth and plinth, beamed ceiling coving and doors through to;

Conservatory

19' 2" x 9' 2" (5.85m x 2.80m)

Dwarf bricked walling, surrounding hardwood double glazed windows with front and rear entrance doors, polycarbonate ceiling and tiled flooring.

Formal Dining Room/Sitting Room

12' 2" x 14' 0" (3.70m x 4.27m)

Front uPVC double glazed window, handsome multi fuel cast iron stove on a stone flagged hearth, wooden beamed mantel, beamed ceiling and doors through to;





Dining Kitchen

9' 3" x 21' 8" (2.83m x 6.60m)

With a rear hardwood double glazed and leaded window and an under the stairs storage cupboard. The kitchen enjoys a range of cottage style furniture finished in an Old English White with a wooden style worktop with tiled splash back incorporates a one and a half bowl block mixer tap with drainer to the side and block mixer tap, blue enamel Aga, tiled effect flooring, beamed ceiling and doors through to;

Utility Room

6' 5" x 8' 5" (1.95m x 2.56m)

With a rear hardwood double glazed window, matching furniture to the kitchen with a wooden style worktop incorporating a ceramic one and a half bowl sink unit with drainer to the side and block mixer tap, space and plumbing for appliances, continuation of tiled effect flooring and tiling to walls with fitted shelving.

Rear Entrance Hall

6' 3" x 8' 4" (1.90m x 2.54m)

Side hardwood and glazed entrance door, rear hardwood double glazed and leaded window, tiled effect flooring and doors through to;





Cloakroom

Side hardwood double glazed and leaded window with patterned glazing, enjoys a two piece suite comprising a low flush WC and corner fitted wash hand basin and tiled effect flooring.

First Floor Spacious Landing

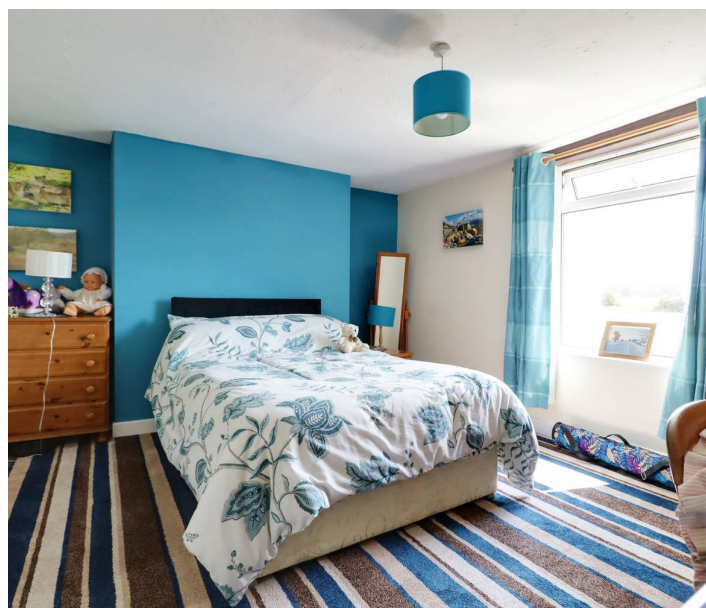
9' 1" x 7' 3" (2.78m x 2.20m)

Rear hardwood double glazed and leaded window, loft access, built-in loft access housing a Viessmann gas boiler and cylinder tank and doors to;

Front Double Bedroom 1

14' 10" x 12' 4" (4.52m x 3.75m)

Front uPVC double glazed window, fitted wardrobes to one wall and loft access.



Front Double Bedroom 2

12' 0" x 13' 11" (3.65m x 4.25m)

Front uPVC double glazed window.

Rear Double Bedroom 3

9' 1" x 10' 2" (2.78m x 3.10m)

Rear hardwood and leaded window.





Family Bathroom

6' 4" x 12' 3" (1.94m x 3.73m)

Rear hardwood double glazed and leaded window enjoys a modern suite in white comprising a low flush WC, vanity wash hand basin, corner fitted panelled bath with moulded seat, double shower cubicle with screen, fully tiled walls with chrome towel rail.

Grounds

The property sits in grounds that extends to approximately 1.4 of an acre having a block paved driveway to the rear of the property and between the brick outbuildings with formal gardens being beautifully laid to lawn with mature planted borders and with open access to a grass paddock which would be ideal for a small horse or pony having mature hedged boundaries.

Garage

18' 4" x 33' 8" (5.60m x 10.25m)

The property has the benefit of a large barn creating a substantial garage with electric roller front door, front window, pitched roof providing storage, internal power and lighting and rear personal door leading through to the courtyard style garden and to the stabling.

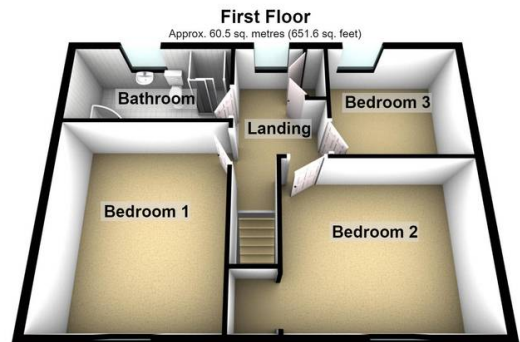
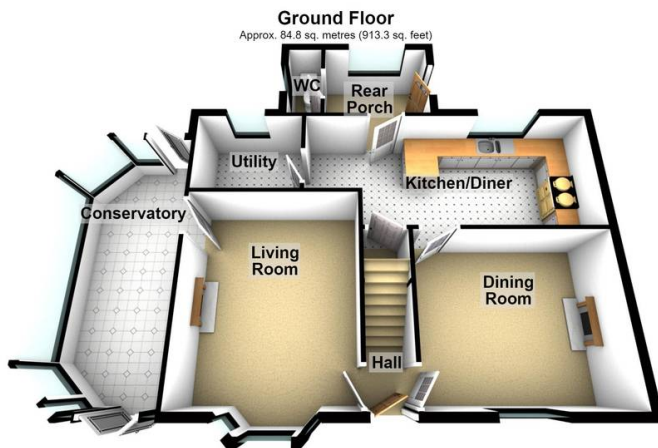
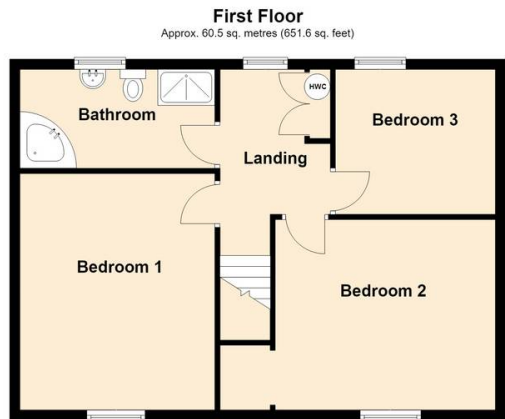
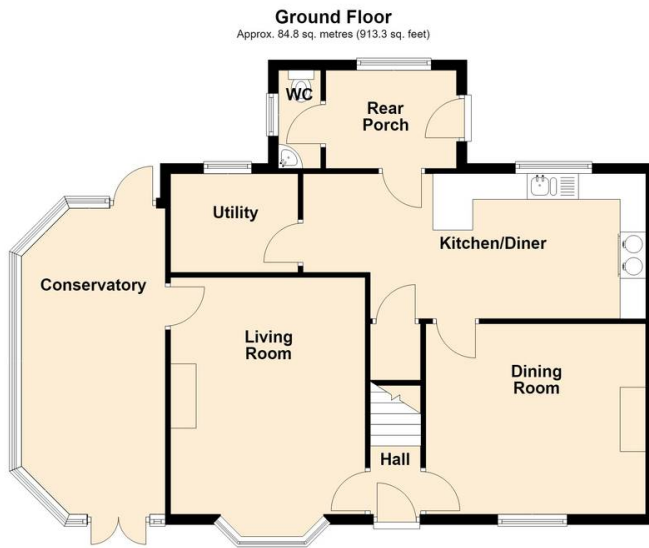
Outbuildings

Adjoining the garage is a workshop and open fronted store, four stables and further barn type storage and within the second section of the garden there is a further open bay storage shelter.









Total area: approx. 145.4 sq. metres (1564.9 sq. feet)

You can include any text here. The text can be modified upon generating your brochure