



8 Old Hall Court Yard, Heath - WF1 5ST

£549,950 Freehold

Charming period semi-detached house in a tranquil village setting. This beautifully restored barn conversion has three bedrooms, a lovely garden with a patio, off-street parking, garage.

Entrance/ Bootroom

19' 2" x 9' 6" (5.85m x 2.90m)

With hardwood double glazed front and rear entrance door, bespoke built in cupboards, tiled floor, central heating radiator, access to loft storage area and integral garage.

Utility Room

12' 8" x 5' 10" (3.87m x 1.77m)

Fitted with a bespoke range of base units with solid oak worktops, undermounted stainless steel sink unit with mixer tap, plumbing for automatic washing machine, central heating boiler, double glazed window.

Home Office/Snug

12' 6" x 13' 1" (3.81m x 3.98m)

With two double glazed windows, central heating radiator.

Breakfast Kitchen

18' 1" x 12' 5" (5.50m x 3.78m)

With double glazed window overlooking the front garden and fitted with a bespoke range of hand painted units in "Little Green Company" colours, together with solid walnut units with space for wine cooler, built in oven, gas Aga with extractor hood over, integrated dishwasher, fridge and freezer, granite worktops and breakfast bar, fitted corner seating and breakfast table, downlighting to the ceiling, tiled floor.

Dining Room

17' 3" x 8' 6" (5.26m x 2.58m)

With double glazed window and French doors overlooking the front garden with feature window seat, understairs storage area, exposed stone work and steps leading down to...

Living Room

15' 4" x 13' 11" (4.68m x 4.24m)

A light and airy room with two double glazed windows overlooking the courtyard with feature log burner with brick inset and stone hearth, feature radiator.

Rear Entrance Lobby

With hardwood entrance door.

Cloakroom

Having pedestal wash basin, low flush w/c, double glazed window.

Stairs lead to First Floor Landing

Master Bedroom

15' 9" x 15' 1" (4.80m x 4.60m)

Having a range of bespoke built in wardrobes with hanging space, further fitted wardrobes over the staircase, two double glazed windows, exposed beamwork which gives a dramatic feel to the bedroom, central heating radiator.

Ensuite Shower Room

With wash hand basin, low flush w/c set in back to wall furniture, walk-in shower, fitted cupboards, heated towel rail, double glazed window.

House Bathroom

Furnished with modern white suite with wash hand basin set in vanity unit, low flush w/c, panelled bath, shower cubicle, tiling, heated towel rail, double glazed window, exposed beam work, central heating radiator.

Bedroom

7' 6" x 12' 8" (2.29m x 3.85m)

With dual aspect double glazed windows, exposed beam work, central heating radiator.

Bedroom

11' 7" x 12' 11" (3.53m x 3.94m)

A good sized double bedroom with double glazed window, exposed beam work, central heating radiator.

Outside

The property occupies a pleasant court yard position with a private drive accessed through the gateway with the large stone Pineapple Heads, the property can be found on the right hand side prior to entering Old Hall Court Yard, parking is available in the parking area opposite the property. Open plan lawned gardens with driveway providing ample off street parking leading to integral single car garage (6.00m x 2.80m) with automated door, power and light laid on. To the rear, stone paved pathway leads to large mainly laid to lawn garden with feature pond, all being enclosed and retaining a high degree of privacy. Please note the property is on a shared Septic tank, whereby improvements to this are ongoing and any necessary paper work is available.

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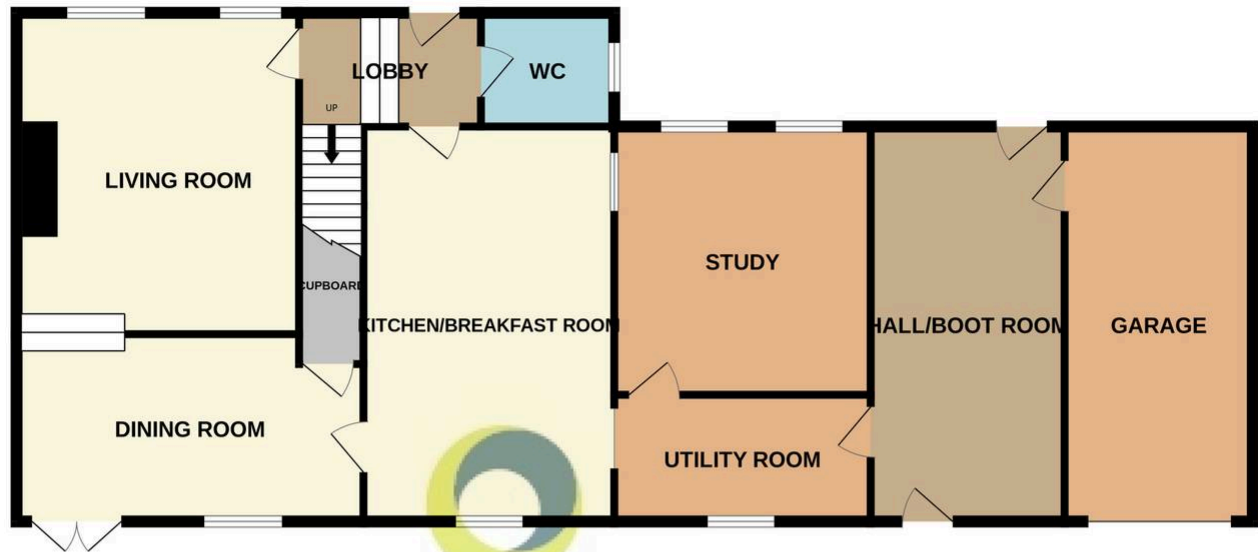
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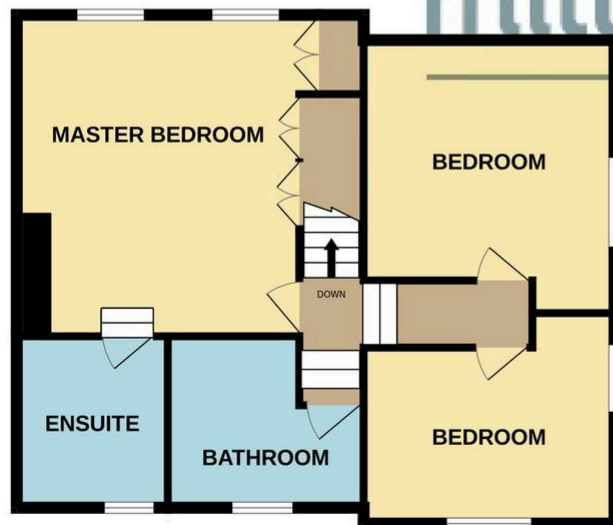




GROUND FLOOR
1353 sq.ft. (125.7 sq.m.) approx.



1ST FLOOR
707 sq.ft. (65.7 sq.m.) approx.



TOTAL FLOOR AREA : 2060 sq.ft. (191.4 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan 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 no guarantee as to their operability or efficiency can be given.
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