





THE VILLA STATION ROAD

LAXTON, DN14 7TW

£750,000

FREEHOLD

Situated in the tranquil village of Laxton, this impressive Victorian detached country property offers a unique blend of character and modern living. The villa offers spacious family accommodation extending to approximatley 2000 sq ft. At the heart of the home is a delightful open plan kitchen/dining/family room that has been finished to an extremely high standard, with bi-fold doors leading out to the rear patio and gardens, in addition there are three reception rooms and an extremely useful utility/boot room. On the first floor there are four spacious bedrooms and two well-appointed bathrooms, this home is perfect for families seeking comfort and style.

Set within approximately 2.2 acres, the property boasts large gardens that provide ample space for outdoor activities and relaxation together with an outdoor kitchen that enhances the appeal of the garden, making it an ideal setting for entertaining friends and family during the warmer months.

EPC: D

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• Victorian, detached family residence • Standing in approximately 2.2 Acres • Range of outbuildings/stables and a grazing paddock • Beautiful high quality open plan kitchen/living/dining area with bi-fold doors • Three versatile reception rooms • Extremely useful utility and Boot Room • Master Bedroom with dressing room & en-suite • Three further bedrooms and a house bathroom • Substantial gardens with outdoor fully equipped kitchen • Viewing Highly Recommended





Entrance Hall

Two single stained glass windows. Panelled walls to half height. Ceramic tiled flooring.

Snug/Playroom

Solid oak fire surround with slate hearth housing an open fire. Fitted storage cupboards and shelving. One central heating radiator.

Office/ Sitting Room

Exposed brick chimney breast housing a log burning stove and tiled hearth. One contemporary vertical central heating radiator.

Sitting Room

LPG gas stove upon a brick hearth with oak mantle. Full height window with views out to the garden. Painted ceiling beams. Timber effect laminate flooring. One central heating radiator.

Kitchen/Family/Dining Room

Open aspect to the Dining area. Fitted with an extensive range of 'Second Nature' cabinetry, including bespoke fitted pantry cupboards finished in white quartz work surfaces. Matching breakfast bar peninsula with two built in wine racks. Belfast sink with 'Quooker' boiling water tap. Combination microwave, primary oven, five-ring induction hob with modern ceiling extractor. A Traditional 'Esse' cooker (not currently in use) with timber beam above, creating character and charm within the space. Further integrated appliances include full-height larder fridge, freezer, wine fridge and dishwasher. Two skylight windows giving plenty of natural light along with inset ceiling lights. Over head timber beams. Two contemporary vertical radiators. Ceramic tiled flooring. Bi fold doors with built in blinds, leading out to the patio and gardens.

Utility/Boot Room

Range of fitted units finished with solid oak worktops, Belfast sink, plumbing for a washing machine and space for dryer. Sky light window and inset ceiling lights. Ceramic tiled flooring. One central heating radiator. Fitted storage cupboards and fitted cloaks stand with coat rack, shoe storage and seating

Cloakroom/ W.C.

Low flush W.C., hand wash basin and period style feature radiator. Timber panelled walls to half height.

Landing

Built in storage cupboards. One period style radiator.

Master Bedroom

To the front elevation. Decorative cast iron fire place. One central heating radiator.

Dressing Room

Fitted with hanging rails and storage shelving. Inset ceiling lights.

En-suite

White suite comprising shower enclosure, pedestal wash hand basin and a low flush W.C. Tiled walls to half height. Ceramic tiled flooring. Inset ceiling lights. Extractor fan. Heated towel rail.

Bedroom Two

To the front elevation. A door gives access to the ladder staircase leading up to the loft. Timber effect laminate flooring. One central heating radiator.

Bedroom Three

To the rear elevation. One central heating radiator.

Bedroom Four

To the rear elevation. One central heating radiator.

Bathroom

White suite comprising a bath with shower over and screen, pedestal wash hand basin and a low flush W.C. Tiled walls to half height. Chrome heated towel rail. Inset ceiling lights. Ceramic tiled flooring.

Outside

Set within approximately 2.2 acres of land, the Villa's grounds offer a perfect blend of functional and family usage.

To the front of the property there are two gravelled driveways providing ample off-street parking and turning areas. Timber gates give access to the rear gardens.

To the rear, the garden offers an excellent entertaining space, with a fully equipped outdoor kitchen with a built-in BBQ, fridge and sink, and a large patio area for outdoor dining and hosting guests, located under a metal framed pergola. Beside this, a large lawn area with a dedicated children's play area provides a great space for all the family to enjoy. A farm gate provides access to the paddock beyond.

Oubuildings

Adjoining the Villa are a range of brick built outbuildings, offering great development potential, having previously held planning permission for a holiday let or B&B accommodation.

The brick built stores and stables provide further opportunities for a variety of uses such as a home office, studio, gym or hobbie rooms.

For those with equestrian interests, the buildings, tack room and stable block are ideally positioned by a track leading down to the grazing paddock.

Measurements of all the buildings are referenced on the Floor Plan.

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ADDITIONAL INFORMATION

Local Authority – ERYC

Council Tax – Band D

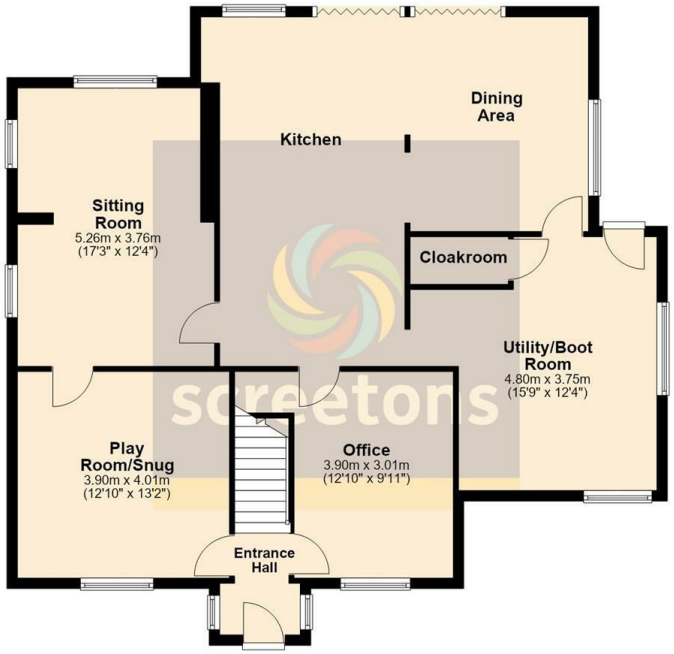
Viewings – By Appointment Only

Tenure – Freehold

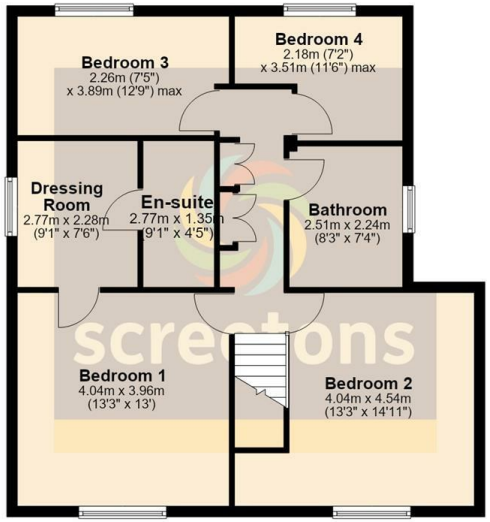




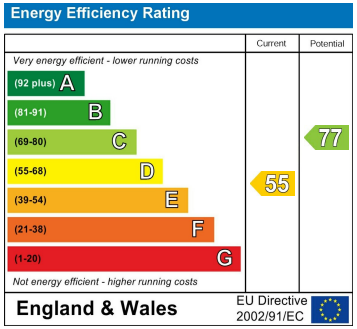
Ground Floor



First Floor







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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