



ROB LETTS

exp^{uk}

Southfield, Seaton Ross

Guide Price £625,000

4 2 3



Southfield is a truly unique Victorian farmhouse set within just under an acre of gardens and grounds in the heart of the sought-after village of Seaton Ross. Originally built in the late 1800s and owned by the same family for almost 40 years, the property has been thoughtfully extended over time to create a home that blends original character with striking architectural space.

At the heart of the house is the kitchen which sits centrally within the layout, linking the original farmhouse rooms with the later extension. To the rear, a dramatic living room creates a real focal point of the home, with impressive ceiling height, abundant natural light and a gallery-style mezzanine principal bedroom overlooking the space below.

The property also offers three further bedrooms and a family bathroom, making it well suited to family living while still offering something architecturally distinctive.

Outside, the grounds extend to approximately 0.9 of an acre and include mature trees, established hedging, vegetable growing areas, a greenhouse, gazebo and open field space. The gardens enjoy excellent privacy and provide a wonderful setting for outdoor living.

Homes offering this amount of land in Seaton Ross are rarely available, making Southfield a particularly special opportunity.





TOTAL FLOOR AREA: 2033 sq ft. (188.8 sq m.) approx.
While every attempt has been made to ensure the accuracy of the floor plans, measurements of actual rooms, including any rear living room extension and conservatory, should be by site visit. The floor plans are provided as a guide only and are not to be used for any other purpose. The actual layout and dimensions may vary from those shown on the plans. Please read carefully before viewing.

- Characterful late-1800s Victorian farmhouse
- Rear living room extension with impressive height
- Three further bedrooms and a family bathroom
- South-facing conservatory capturing natural light
- Located in the highly sought-after village of Seaton Ross
- Set within approx 0.9 of an acre of gardens and grounds
- Gallery-style mezzanine principal bedroom
- Central kitchen linking farmhouse & extension
- Solar panels installed in 2018 and multi-fuel stoves
- When enquiring about this property, please quote ref: RL0918



ROB LETTS

POWERED BY
exp UK



07538 298 866



robletts.exp.uk.com



rob.letts@exp.uk.com