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South Wing, 1 Buckerell House, Buckerall, EX14 3EJ

Guide Price £525,000

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South Wing is a one-of-a-kind property set in the heart of a pleasant rural village.

This four-bedroom house is part of a larger property divided into four separate houses which benefits from a private drive and parking.

Grade II listed Buckerell House dates back to the C17th. Thought to have originally been a thatched longhouse, it was remodelled in the 1800's with high ceilings, bay windows, generously proportioned reception rooms and plenty of natural light.

The front door leads into an entrance hallway featuring an original plank and muntin screen, with the decorative side of the screen on view in the living room. The living room is particularly spacious, with a beautiful bay window overlooking the garden and two further full-height windows. The original shutters, although currently unused, remain in place. A carved stone fireplace houses a wood burner, providing extra warmth on winter evenings.

To the other side of the hallway is the kitchen, with a built-in double oven, hob (running on LPG), fridge, dishwasher and good cupboard space. The traditional-style oak units have beech worktops and offer scope for updating.

The kitchen leads to the second reception room, used as a home office while also providing additional kitchen space. This room would make a lovely dining room or second living area and features another stunning bay window with natural wood shutters. An ornate period carved oak fireplace surround dominates the room. While there is a chimney, the fireplace is currently decorative, with an independent wood burner-style stove. A useful small utility room leading from this reception room houses the washing machine and provides plentiful storage for household equipment.

Completing the ground floor is a downstairs WC with a heritage primrose-yellow toilet and sink. Halfway up the stairs is a cleverly designed cupboard providing additional storage.

On the first floor are four generous bedrooms, all with plenty of natural light. Three are doubles, each overlooking the garden with views across the valley. The fourth bedroom is ideal for use as a single bedroom or for bunk beds and has the benefit of a built-in wardrobe. A door from this room leads to stairs to the attic, which runs the length of the house and has natural light from three small windows. The attic offers a substantial amount of storage space. The corridor between the bedrooms has another built-in wardrobe.

The family bathroom features a full-size vintage roll-top bath with period taps, together with a classic sink also with period taps. The separate walk-in shower is a recent addition. The bathroom houses the hot water cylinder in a cupboard, with plenty of space for towels and bedding.

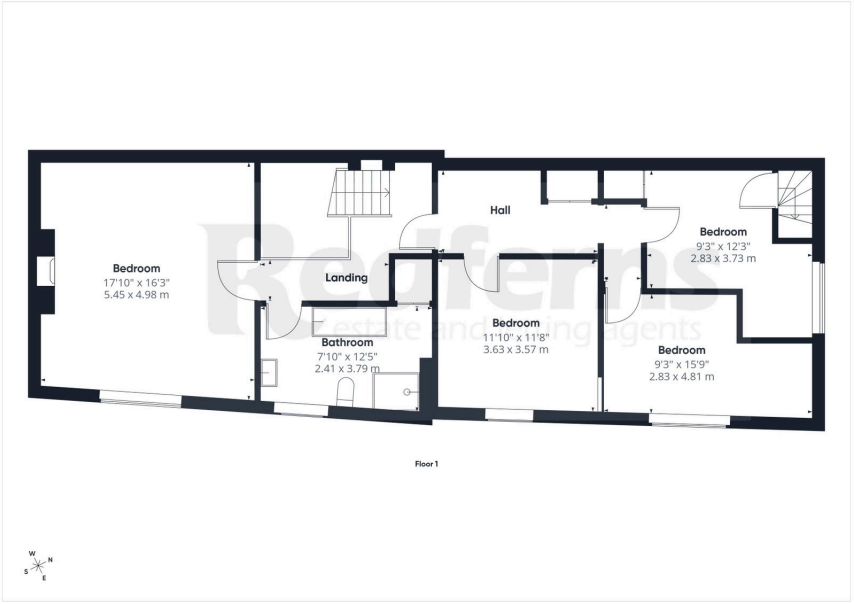
Outside, the good-sized garden is mainly laid to lawn, with a number of mature trees including a Holm oak and yew trees. A large natural fishpond sits in the centre of the lawn, with a magnolia tree adjacent. The south-east-facing garden is very private and peaceful, attracting plenty of sunshine. There are two outbuildings: a good-sized workshop, which until recently was used as a music studio, and a small wooden shed. A roofed area to the side of the house provides useful storage for logs, bins and other items. South Wing also has a small area of land next to West Wing to provide access for maintenance of the exterior.

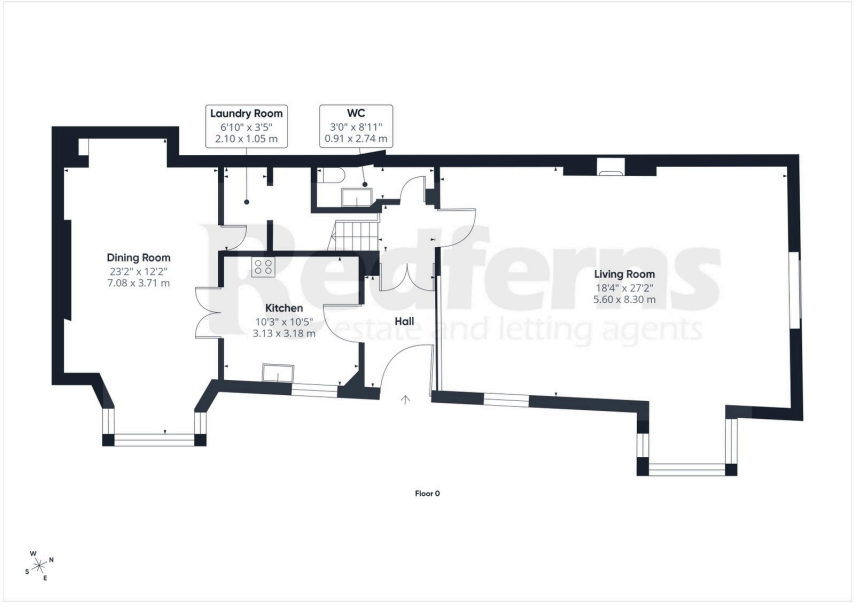






- 4 bedrooms
- Large dining room
- Beautiful spacious living room
- Stylish family bathroom
- Driveway and parking
- Full length attic room
- Attractive garden
- Idyllic rural location
- Council Tax Band D
- Grade 2 listed





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