







Presenting a charming four bedroom home located in a rural village, conveniently positioned for easy access to local amenities and transportation options. This exquisite property showcases delightful character elements including exposed beams throughout the two reception rooms, a spacious kitchen diner with tasteful fitted units, and four generously sized bedrooms. The master bedroom boasts the added luxury of an en-suite shower room, while a four piece family bathroom enhances the overall appeal. The dwelling further offers a substantial front garden with an adjacent driveway. We highly recommend arranging a viewing, through appointment only.





#### Entrance Hall:

The entrance hall features tiled flooring, a central heating radiator, stairs leading to the first floor, and doors leading to:

#### Dining Room:

The dining room includes a central heating radiator, tiled flooring, an inglenook fireplace with a recess for an AGA, an under stairs storage cupboard, a double glazed window to the front, and doors leading to:

#### Utility Room:

The utility room has a selection of base units, space for a washing machine, a single bowl sink with individual hot and cold taps and a drainer, a double glazed window to the rear, and a door leading to:

#### WC/Cloaks:

The WC/cloaks area consists of a wash hand basin with individual hot and cold taps, a low-level WC, and tiled flooring.

#### Kitchen Diner:

The kitchen diner offers a selection of matching wall and base units with a straight edge preparation work surface, a Belfast style sink with a mixer tap, a selection of drawers, space for a cooker, fridge freezer, and dishwasher, recessed spotlighting, double glazed UPVC French doors, and a double glazed UPVC window to the side, as well as a door leading out to the patio.

#### Lounge

With double glazed window to the front elevation,



central heating radiator, log burning stove recessed into a brick surround fire place with stone hearth.

#### First Floor Landing:

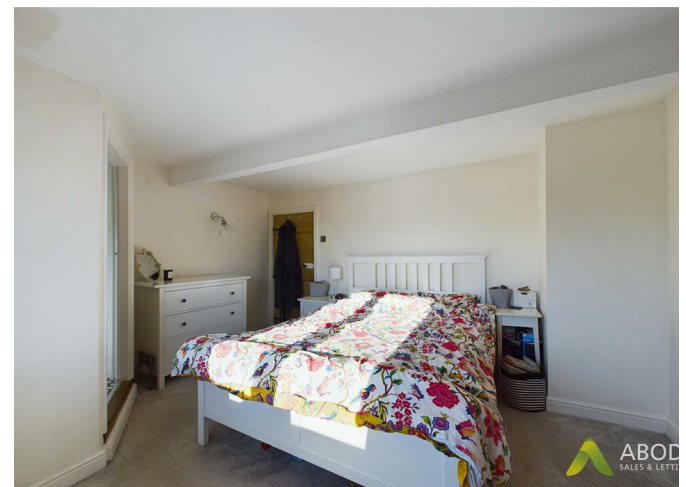
The first floor landing includes a central heating radiator, a window to the rear, and doors leading to:

#### Master Bedroom:

The master bedroom features a central heating radiator, a built-in wardrobe, and a double glazed UPVC window to the front.











#### En-suite Shower Room:

The en-suite shower room consists of a three-piece suite comprising a low-level WC, a wash hand basin, a shower cubicle with a shower over, and a double glazed window to the front.

#### Bedroom Two:

Bedroom two is equipped with a central heating radiator and a double glazed UPVC window to the front.

#### Bedroom Three:

In bedroom three, there is a central heating radiator, built-in wardrobes, and a double glazed window to the front.

#### Bedroom Four:

Bedroom four offers a central heating radiator and a double glazed UPVC window to the rear.

#### Family Bathroom:

The family bathroom features a four-piece suite, including a low-level WC, a wash hand basin, a shower cubicle with a glass door, a roll-top freestanding bath with a mixer tap and handset, a heated ladder towel rail, and a double glazed window to the side.

#### Attic

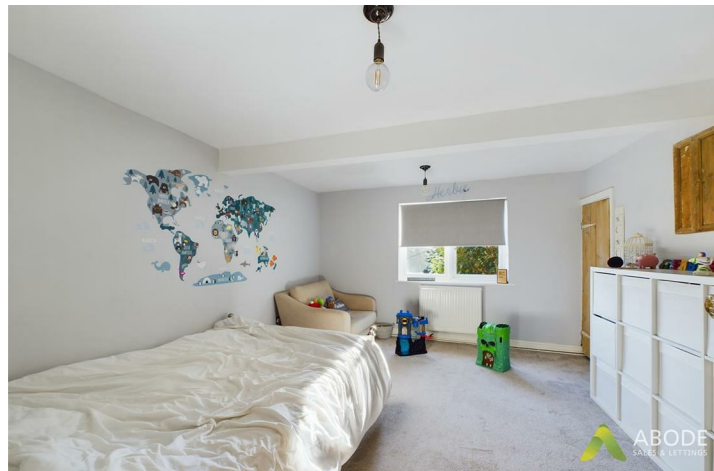
The attic is currently accessed via a stair case, and is of a generous size, split into two parts. Subject to relevant permission and regulations, this could create further accommodation.

#### Outside:

The front elevation of the property presents a large laid-to-lawn garden with an adjacent driveway leading to the front entrance door and carport which has electrical

sockets installed. The rear elevation offers a low-maintenance garden with a block-paved patio area ideal for seating, an enclosed laid-to-lawn garden, and access to the carport.



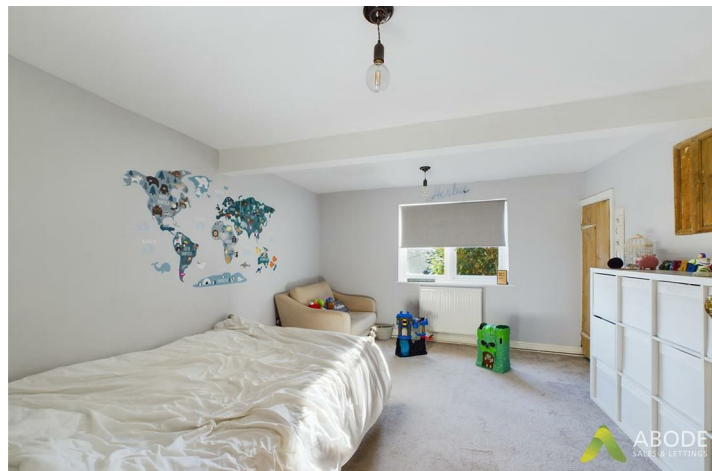












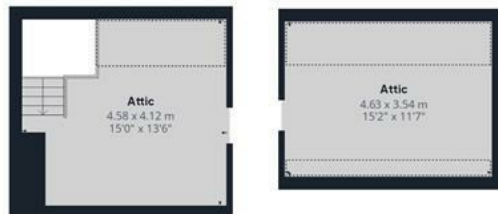




Floor 0



Floor 1



Floor 2

**Approximate total area<sup>10</sup>**

202.3 m<sup>2</sup>  
2177.57 ft<sup>2</sup>

**Reduced headroom**

8.91 m<sup>2</sup>  
95.93 ft<sup>2</sup>

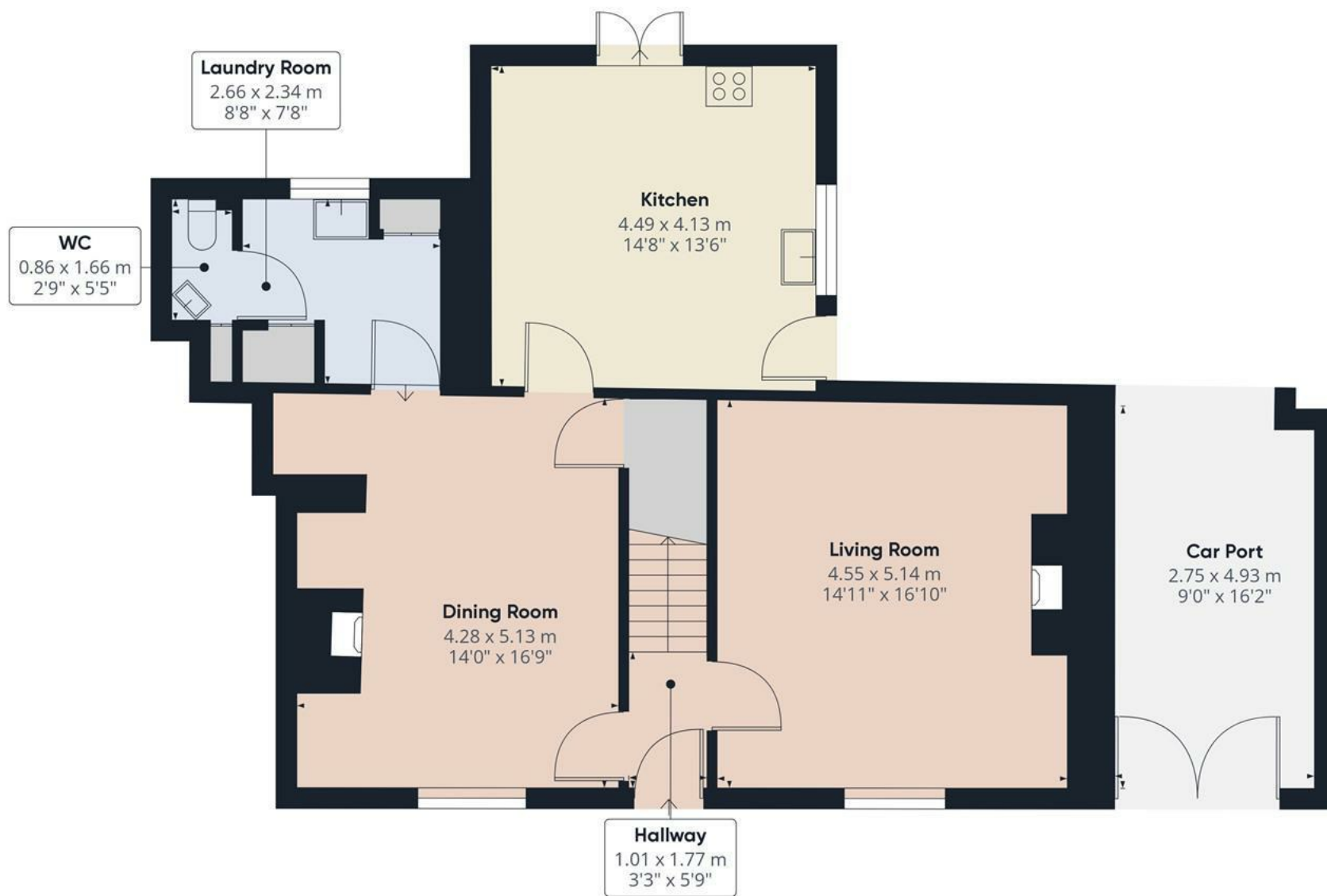
Excluding balconies and terraces

Reduced headroom  
(below 1.5m/4.92ft)

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

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**Approximate total area<sup>(1)</sup>**

91.94 m<sup>2</sup>  
989.62 ft<sup>2</sup>

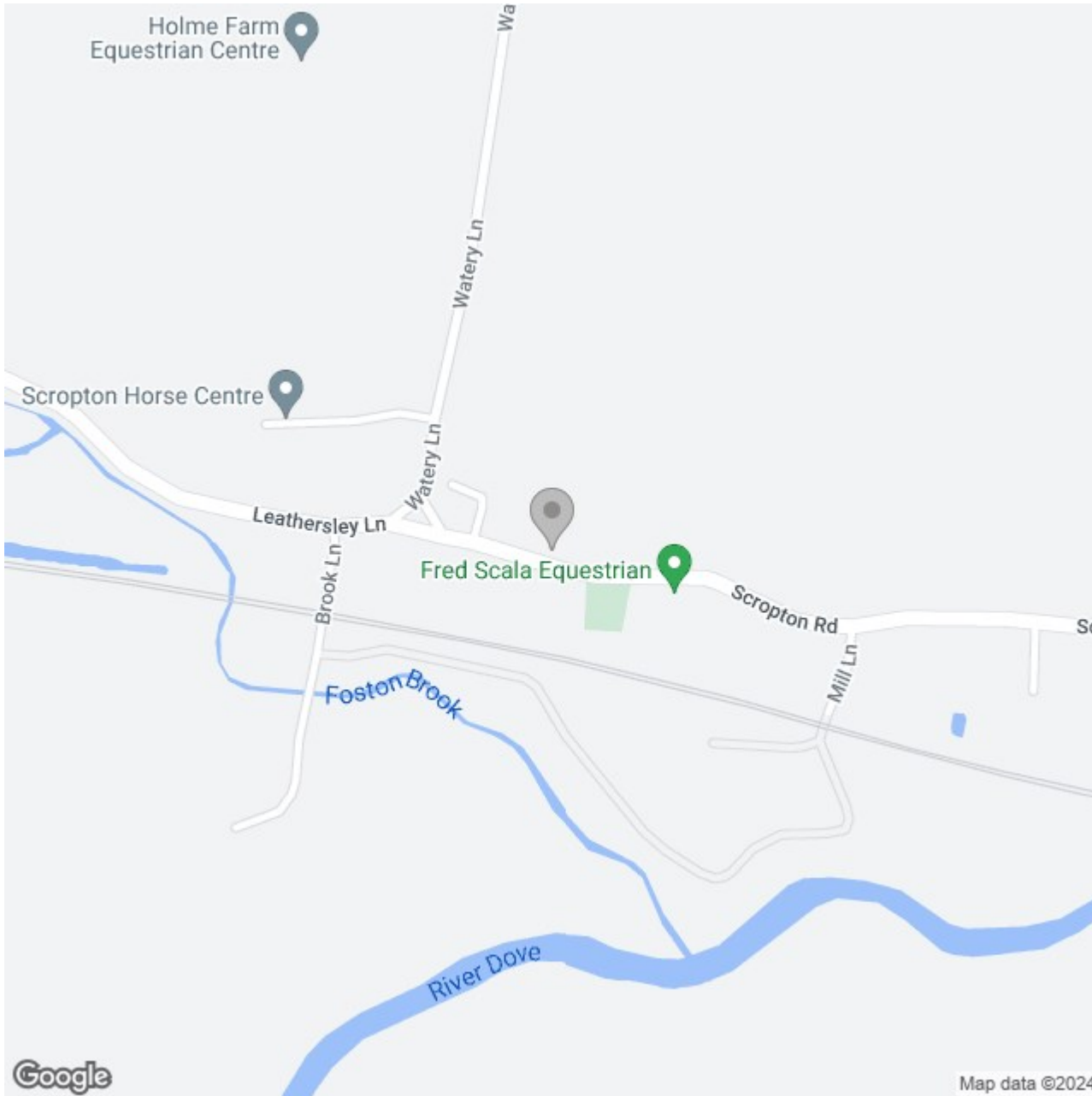
Excluding balconies and terraces.

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**Floor 0**





### Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		<b>92</b>
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>	<b>41</b>	
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	