





\*\*\*OPEN DAY, SATURDAY 6TH JULY - 10AM - 2PM, NO APPOINTMENT NECESSARY \*\*\*

Welcome to Highfield House, located in a peaceful location on Black Lane, in the picturesque village of Whiston. This architect-designed sandstone house has been upgraded by the addition of a newly fitted, high-specification Italian wood kitchen, as well as landscaping of the attractive rear garden, which has been rendered private by the addition of new fencing and screening, and improved by the addition of flowerbeds, a standard Photinia red robin tree, hedging and the sowing of a wildflower meadow.

Located in a beautiful village setting, this desirable property offers the perfect combination of rural tranquillity and modern comfort. Don't miss the opportunity to make Highfield House your home and enjoy the best of British countryside living. If you love rambling with 5 public footpaths crossing Black Lane, you will be spoilt for choice! Further afield National Trust Hawksmoor and Ilam Hall and Park are only 5 and 8 miles away.



## HALL

6'1" x 15'11"

Double glazed entrance door with window to the side, into the spacious light filled hall, with stairs to the first floor, radiator and doors to -

## CLOAKROOM

Low flush wc, wash hand basin, radiator and double glazed occluded window to the rear.

## LIVING ROOM

12'11" x 20'9"

Feature log burner set within the chimney breast, dual-aspect double glazed windows to the front and rear, two radiators.

## KITCHEN DINER

12'0" x 12'0"

Newly fitted high specification Italian ash wood kitchen with work surfaces, handmade tiles, and a ceramic sink unit with mixer tap. Dual fuel DeLonghi range with double extractors over, integrated fridge and full size dishwasher. Double glazed French doors onto the garden with windows either side.

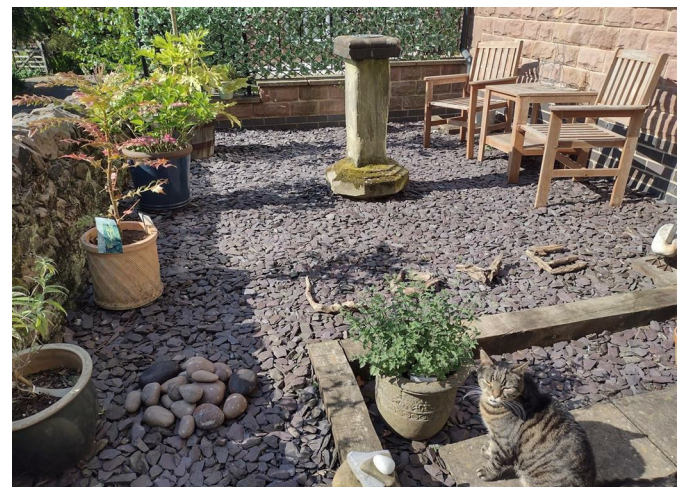


## UTILITY ROOM

12'0" x 8'00'

Limestone floor, fitted units with work surfaces and a sink and drainer unit. Fitted electric oven with gas hob and extractor, integrated fridge freezer plus additional freezer and washing machine. Double glazed window to the and door to the side. Plans have been drawn for conversion to utility/ boot room /study if required.







### FIRST FLOOR LANDING

Storage cupboard with boiler and shelving, double glazed window and doors to :

### BEDROOM 1

12'4" x 12'7"

Double glazed window to front with far reaching views, radiator and a door to the en suite.

### EN SUITE

6'6" x 5'5"

Enclosed shower, low flush wc, wash hand basin, heated chrome towel rail and a double glazed occluded window.

### BEDROOM 2

12'0" x 11'6"

Double glazed window to the rear overlooking the garden and a radiator.

### BEDROOM 3

12'5" x 7'8"

Double glazed window to the rear overlooking the garden and a radiator.

### BEDROOM 4

7'6" x 8'8"

Double glazed window to the front with views and a radiator.

### BATHROOM

7'4" x 5'4"

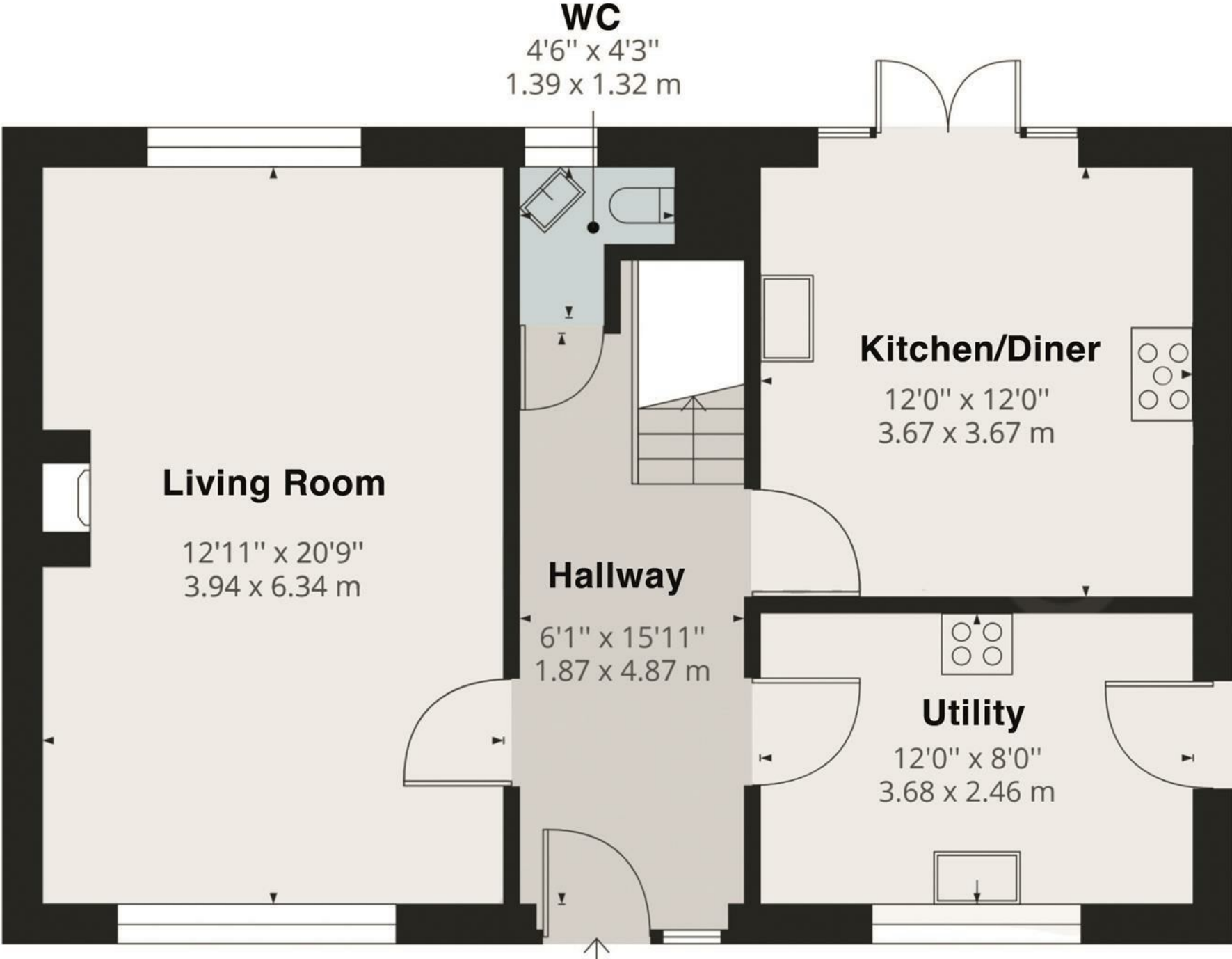
Panel enclosed bath with an electric shower over, low flush wc, wash hand basin, heated chrome towel rail and a double glazed occluded window.

### OUTSIDE

Stone wall and gate to the front entrance with sleeper enclosed slate covered areas. Patio area adjacent to the French doors into the kitchen, the private rear garden

offers a lawn with flower beds, external tap and power point.





**Landing**

6'8" x 9'7"  
2.05 x 2.94 m

