







\*\*\*\* PART GRADE II LISTED 17TH CENTURY PROPERTY IN THE HEART OF THE HISTORIC VILLAGE OF ALTON \*\*\*\*  
\*\*\*\* PARKING AND GARAGE TO THE REAR \*\*\*\*  
\*\*\*\* NO CHAIN \*\*\*\* Currently used as a family holiday home and Air bnb, would also make a great family home. This character property is full of charm and retains many original features but has the benefit of refitted kitchen and bathrooms. In brief the property offers a porch and hallway, sitting room with feature fireplace and log burner, dining room, fitted kitchen, guest cloakroom and a good size family room with access onto the garden. The first floor offers three double bedrooms, bathroom and an en suite shower room. The loft has been converted offering a great flexible use place. Enclosed garden, rear parking and a garage, INTERNAL VIEWING IS HIGHLY RECOMMENDED TO FULLY APPRECIATE THE CHARACTER AND CHARM OF THIS PROPERTY.





## PORCH

Entrance door into the porch with a door into the hall.

## HALL

Oak floor, open into the lounge and door into the dining room.

## DINING ROOM

Window to the front, radiator, revealed beams and a window seat.

## LOUNGE

Original fireplace with a cast iron log burner, revealed beams, oak flooring, radiator, storage cupboards and a window to the front.

## INNER HALL

Stairs to the first floor, under stairs storage area, radiator, door to the part covered alley which give access to the family room and garden.

## KITCHEN

Fitted wall mounted, base and drawer units with oak work surfaces and a Belfast sink with mixer tap. Electric double oven and hob, plumbing and space for a dishwasher and space for a fridge freezer. Window to the side, radiator and an oak floor.

## CLOAKROOM

Low flush wc, vanity sink unit with wash hand basin and storage under. Radiator, window and revealed beams.



## FAMILY ROOM

Double doors onto the garden, window to the side, radiator and a utility area with plumbing and space for a washing machine.

## FIRST FLOOR LANDING

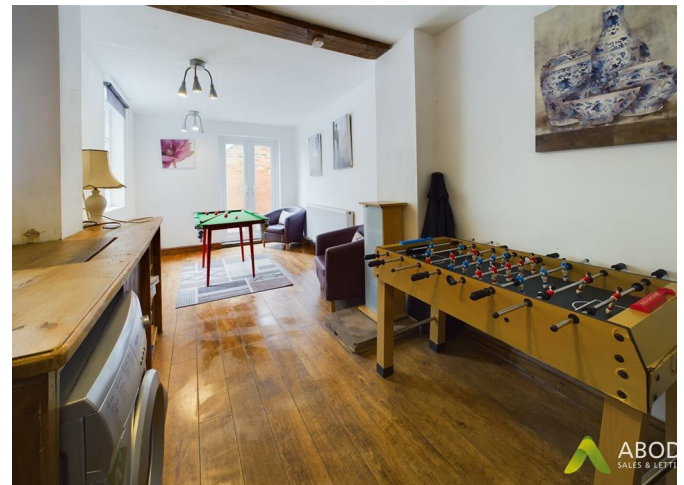
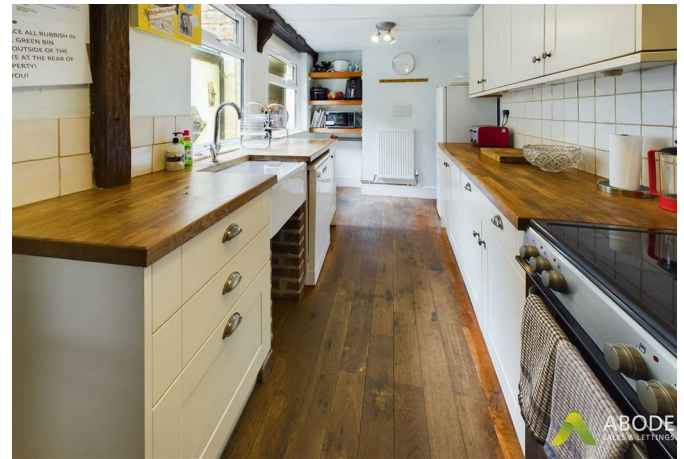
Storage cupboard, window to the rear and doors to -

## BEDROOM I

Cast iron fireplace, radiator and a window to the front.











## BEDROOM 2

Fitted wardrobes, radiator, window to the front and a door giving access to stairs leading up to the loft conversion.

## BATHROOM

Bath and a separate corner shower, low flush wc, wash hand basin, chrome towel radiator and window to the side. Door into an inner hall.

## INNER HALL

Door to -

## BEDROOM 3

Windows to the rear and side, radiator and a door to the ensuite.

## EN SUITE

Enclosed shower, low flush wc, wash hand basin, window and radiator.

## OUTSIDE

Rear parking with gated access into the garden and to the single garage. Paved seating areas and mature plants and shrubs.







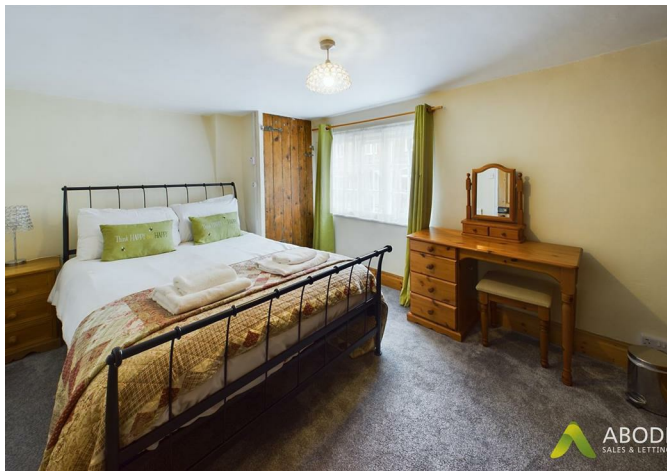
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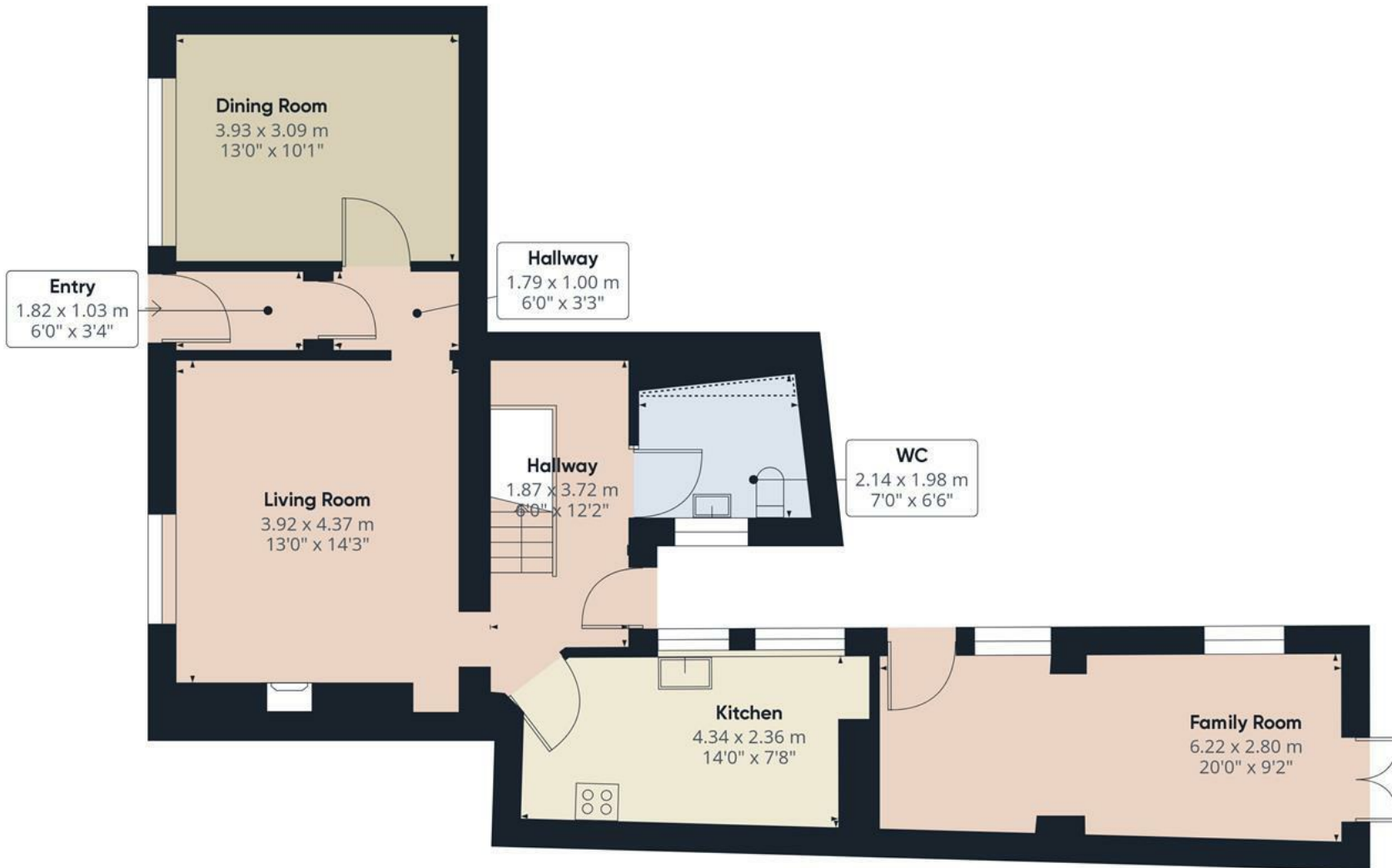












Floor 0


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

73.2 m<sup>2</sup>  
787.92 ft<sup>2</sup>

**Reduced headroom**

0.4 m<sup>2</sup>  
4.31 ft<sup>2</sup>

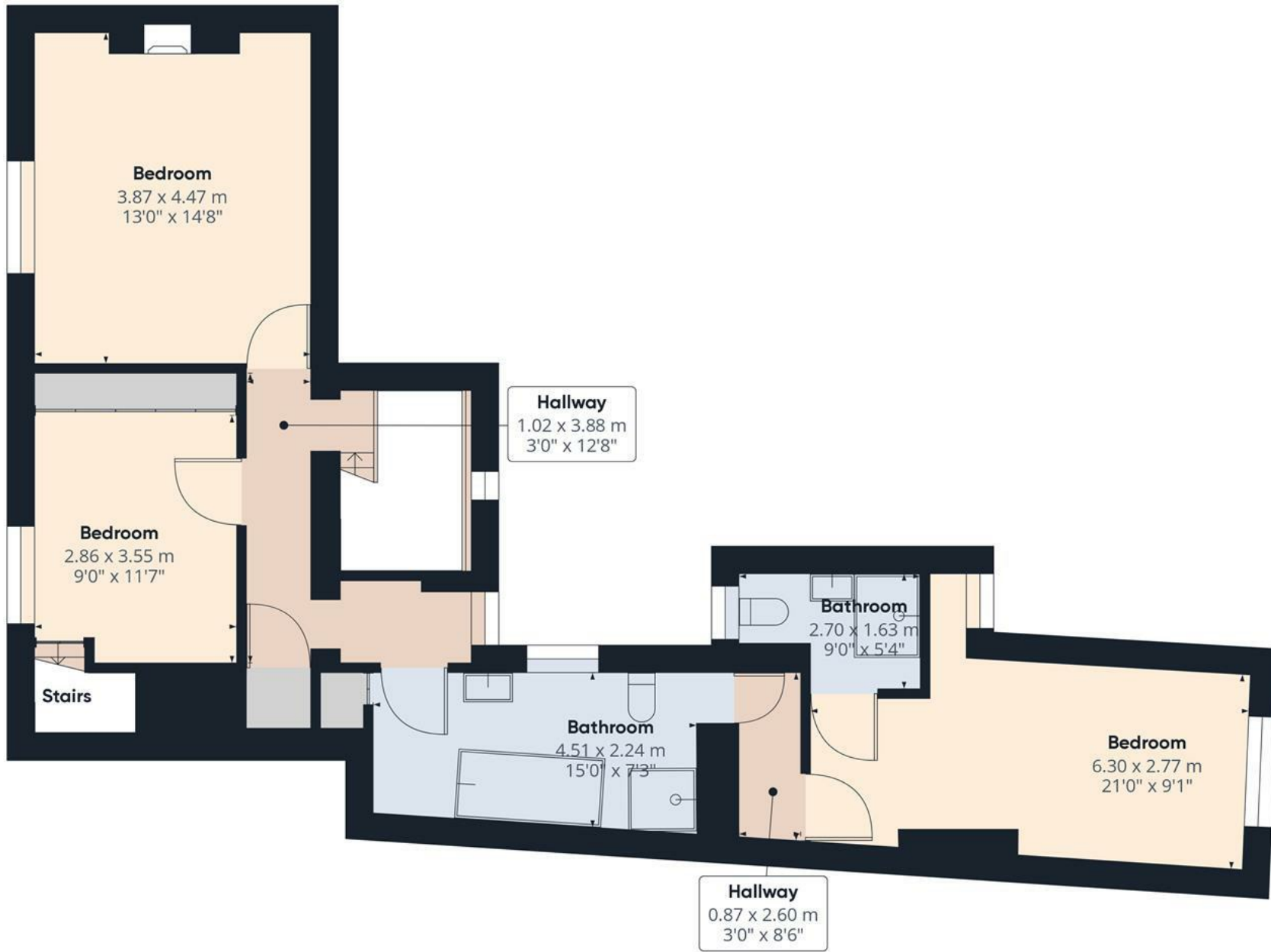
(1) Excluding balconies and terraces

 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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Floor 1

**Approximate total area<sup>(1)</sup>**  
71.51 m<sup>2</sup>  
769.73 ft<sup>2</sup>

(1) Excluding balconies and terraces

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