

\*The occupation of the dwelling shall be limited to the family and/or dependents of a person employed, or last employed, wholly or mainly in agriculture, as defined in Section 336\*\* of the Town and Country Planning act 1990 or in forestry.

Viewing strictly by appointment only.





### Disclaimer:

\*The occupation of this dwelling shall be limited to the family and/or dependents of a person employed, or last employed, wholly or mainly in agriculture, as defined in Section 336\*\* of the Town and Country Planning act 1990 or in forestry.

### Ground Floor Main House

#### Reception Hallway

With a double glazed front entry door leading into, oak staircase rising to the first floor landing, panelled flooring throughout, smoke alarm, spotlighting to ceiling, oak glass panelled doors the to:

#### Lounge

Having triple aspect views to both front, rear and side elevations, with three double glazed units and double glazed double doors leading to the rear patio, the focal point of the room being the cast iron and multi fuel log burning fireplace with oak mantle, exposed backing and tiled hearth.

#### Sitting Room

With a double glazed box bay window to the rear elevation, panelled flooring throughout and electrical consumer unit.

#### Kitchen/Diner

Featuring dual aspect views to both front and rear elevations, the kitchen features a range of matching base and eye level storage cupboards and drawers with granite drop edge preparation work surfaces. Including breakfast island with built-in oven, a focal point oven with double stove, double Belfast ceramic sink with mixer tap, fridge and freezer.



#### Garden Room

Having a vaulted Apex looking out onto agricultural aspects, double glazed double doors leading into the property front patio and tiled floor throughout.

#### Cloaks/WC

With a double glazed window to the side elevation, low-level WC and wash basin with mixer tap.







ABODE  
SALES & LETTINGS

### Utility Room

With a double glazed side entry door, stainless steel sink and drainer with mixer tap, plumbing space for white goods.

### Rear Lobby

With two double glazed doors to both side elevations and adjoining double glazed windows, staircase rising to 1st floor with a useful under stairs storage cupboard, tiled floor throughout and thermostat.

### Study

With tiled flooring throughout, UPVC double glazed anthracite by folding doors leading to the rear patio, internal doors lead to:

### Ground Floor Annex:

#### Hallway/Study Area

With a UPVC double glazed bi-folding door leading to the patio, internal door leads to:

### Utility Room

With double glazed door to rear, plumbing space for white goods, consumer unit, stainless steel sink unit with mixer tap and base level storage.

### Lounge

With a UPVC double glazed bi-folding door, panelling to wall coverings, TV aerial point, double glazed door leading to rear, log burning fireplace, panelled flooring, opening leading to:

### Kitchen

With ceramic sink unit and mixer tap, woodblock work surfaces and base level storage, double glazed window to front, oven/grill, electric hob, internal door leading to:

### Shower Room

Having a three piece suite, including shower with low level WC and vanity sink unit.

### Bedroom

With three double glazed windows to rear and side elevations and external door leading to rear.

### First Floor:

#### Landing

With a double glazed window to the front elevation, staircase rising to the second floor landing, built-in double wardrobe, smoke alarm, internal doors lead to:

#### Bedroom

With a double glazed window, built-in double wardrobes, sauna, internal door leading to:

#### En-suite

Featuring a three-piece bathroom suite comprising of low-level WC, wash hand basin with mixer tap, bath unit, extractor fan and spotlighting to ceiling.

#### Bedroom

With a double glazed window to the front elevation, built in wardrobe, central heating radiator, internal door leading to:

#### En-suite

Having a three-piece suite comprising of low-level WC, wash hand basin, bath unit with shower over, double glazed window to the side elevation, chrome heated towel radiator and spotlighting to ceiling.

#### Bedroom

With a double glazed window to the front elevation, central heating radiator, TV aerial points, door lead to:

### Dressing Room

With a double glazed window to the rear elevation and central heating radiator.

### En-suite

Two double glazed windows to the rear elevation, featuring a four piece family bathroom suite comprising of low level WC, wash hand basin with mixer tap, freestanding bath unit with mixer tap, shower cubicle, heated towel radiator and shaving point

### Second Floor:

#### Landing

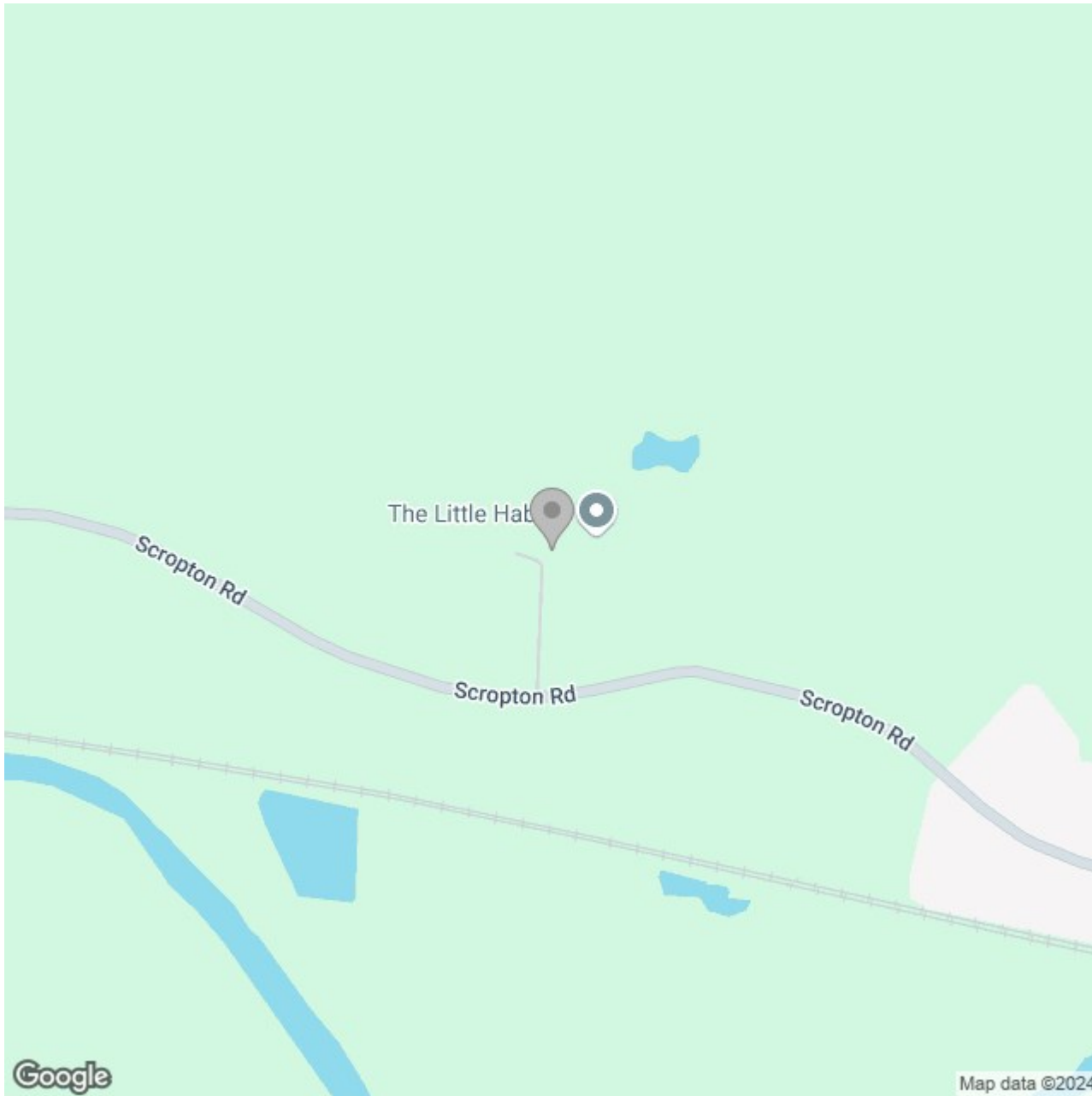
With a double glazed window to rear elevation, storage cupboards, central heating radiator, internal doors lead to:

#### Bedroom

With a velux window to the rear elevation, eaves storage and central heating radiator.

#### Shower Room

With a double glazed velux window to the rear elevation, double shower cubicle with waterfall showerhead, low level WC, eaves storage and pedestal wash hand basin with mixer tap.



### Energy Efficiency Rating

	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		<b>78</b>
(69-80) <b>C</b>	<b>67</b>	
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not energy efficient - higher running costs</i>		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	