





**** FULL OF CHARACTER AND CHARM
 **** RETAINING MANY ORIGINAL
 FEATURES **** This impressive family
 home with large family rooms and
 bedrooms is situated on a good size
 plot with an open aspect to the rear. In
 brief the property offers - A porch and
 stunning entrance hall with Minton tiled
 floor, lounge and sitting room with
 feature open fireplaces and views over
 the garden. Fitted breakfast kitchen with
 separate utility room and a guest
 cloakroom, family room/study. Four
 double bedrooms and bathroom with
 shower and a free standing bath. Huge
 plot with lawns to the front and double
 width lawns the rear. Large seating
 areas. Drive and a double garage.
 INTERNAL VIEWING IS HIGHLY
 RECOMMENDED.



PORCH

Entrance door into the porch with Minton tiled floor, cupboard and door into the hall.

HALL

Impressive hall with Minton tiled floor, two cast iron radiators, stairs to the first floor, access to the cellar and doors to -

LOUNGE

Feature open fireplace with original surround, sash windows onto the side and rear and doors onto the garden, exposed floor boards and three cast iron radiators

DINING ROOM

Feature open fireplace with original surround, sash pictures windows to the rear, two cast iron radiators and exposed floor boards.

FAMILY ROOM/STUDY

Fireplace, cupboard and shelves, cast iron radiator, sash windows and exposed floorboards.

BREAKFAST KITCHEN

Fitted wall mounted, base and drawer units with solid wood and granite work surfaces and a Belfast sink with mixer tap. Space for a range style cooker, integrated dishwasher, sash windows, two cast iron radiators, exposed floorboards and door to the utility room.

UTILITY ROOM

Solid wood work surface, plumbing and space for a washing machine and further appliance spaces, radiator, windows, doors to the front, side and cloakroom.



CLOAKROOM

Low flush wc, wash hand basin and a chrome heated towel radiator.

CELLAR

Useful storage area.

FIRST FLOOR LANDING

Cast iron radiator, stairs to the second floor, windows and doors to -







BEDROOM 1

Feature fireplace, exposed floor boards, cast iron radiator and sash windows overlooking the garden.

BEDROOM 2

Fitted wardrobes and drawers, cast iron radiator and sash bay window overlooking the garden.

BEDROOM 3

Sash window to the front and cast iron radiator.

BATHROOM

Free standing, roll top bath with a victorian style shower tap. Corner shower with rain fall shower, high flush wc, wash hand basin, cast iron radiator and sash window.

SECOND FLOOR LANDING

Window and door to -

DRESSING AREA/STUDY

Window, cast iron radiator, door into the loft and door to -

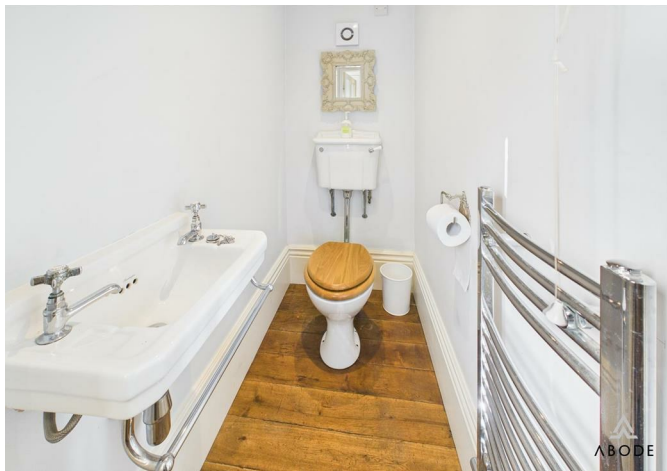
BEDROOM 4

Sash window and cast iron radiator.

OUTSIDE

Impressive, well maintained and established gardens to the front and rear of the property. There are large lawns to the front rear and side of the property, borders with plants and shrubs, mature trees and bushes, seating areas and an open aspect to the rear. Side drive and a detached double garage with personal door into the garden.















Floor 0

Approximate total area⁽¹⁾

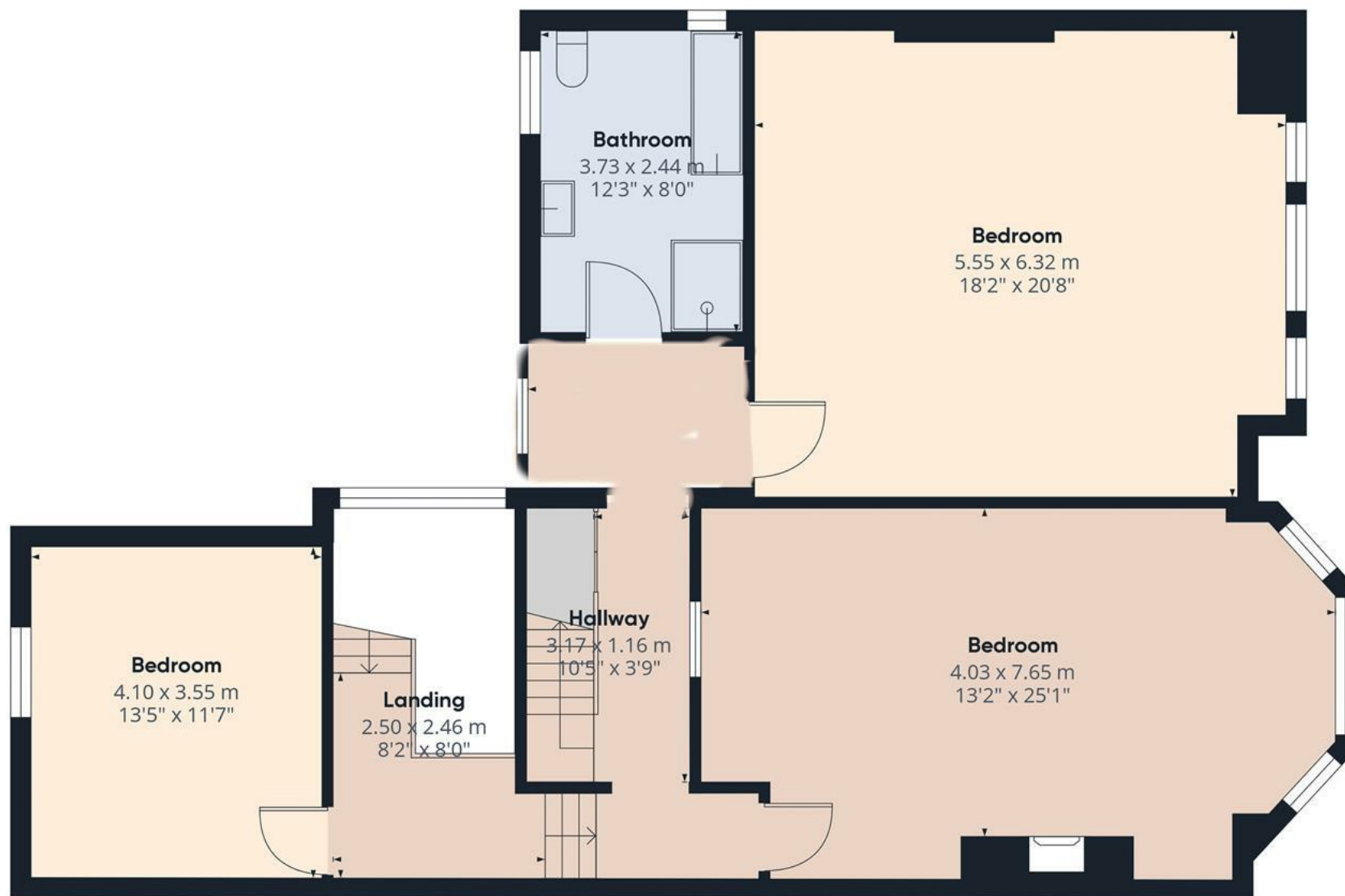
147.85 m²
1591.45 ft²

(1) Excluding balconies and terraces.

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

Calculations were based on RICS IPMS 3C standard. Please note that calculations were adjusted by a third party and therefore may not comply with RICS IPMS 3C.

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Floor 1

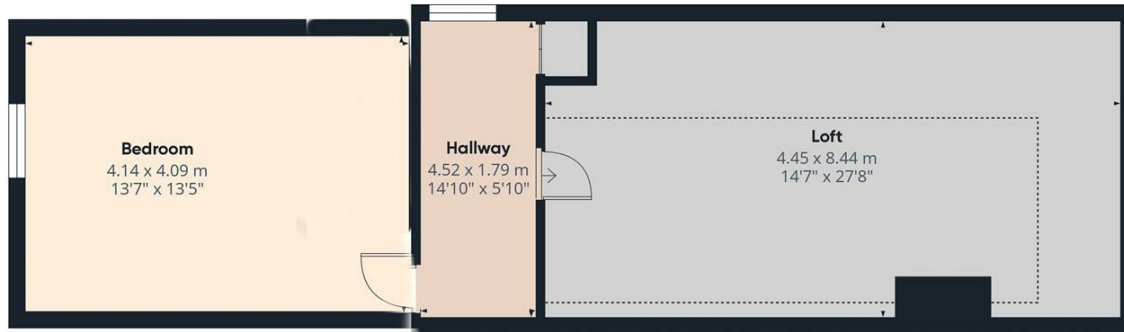
Approximate total area⁽¹⁾
102.14 m²
1099.42 ft²

(1) Excluding balconies and terraces

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Approximate total area⁽¹⁾

61.53 m²
662.3 ft²

Reduced headroom

17.1 m²
184.07 ft²

(1) Excluding balconies and terraces

Reduced headroom

..... Below 1.5 m/5 ft

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