

# Summerville Farm

Longue Rue - Vale - GY6 8DB

Price £925,000



REF: **2251**

TRP: **302 (634)**



- 4 Bedroom Main House, requiring renovation
- 1 Bedroom detached barn
- Outbuildings for animals or conversion
- Working small holding
- Possible development potential
- Perry's Guide: page 9 F5

















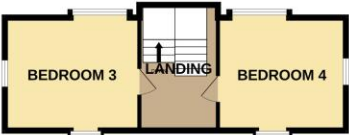








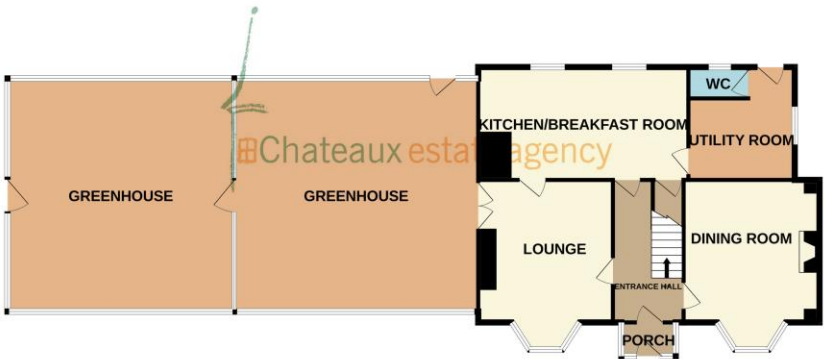




2ND FLOOR



1ST FLOOR



GROUND FLOOR





1ST FLOOR



GROUND FLOOR

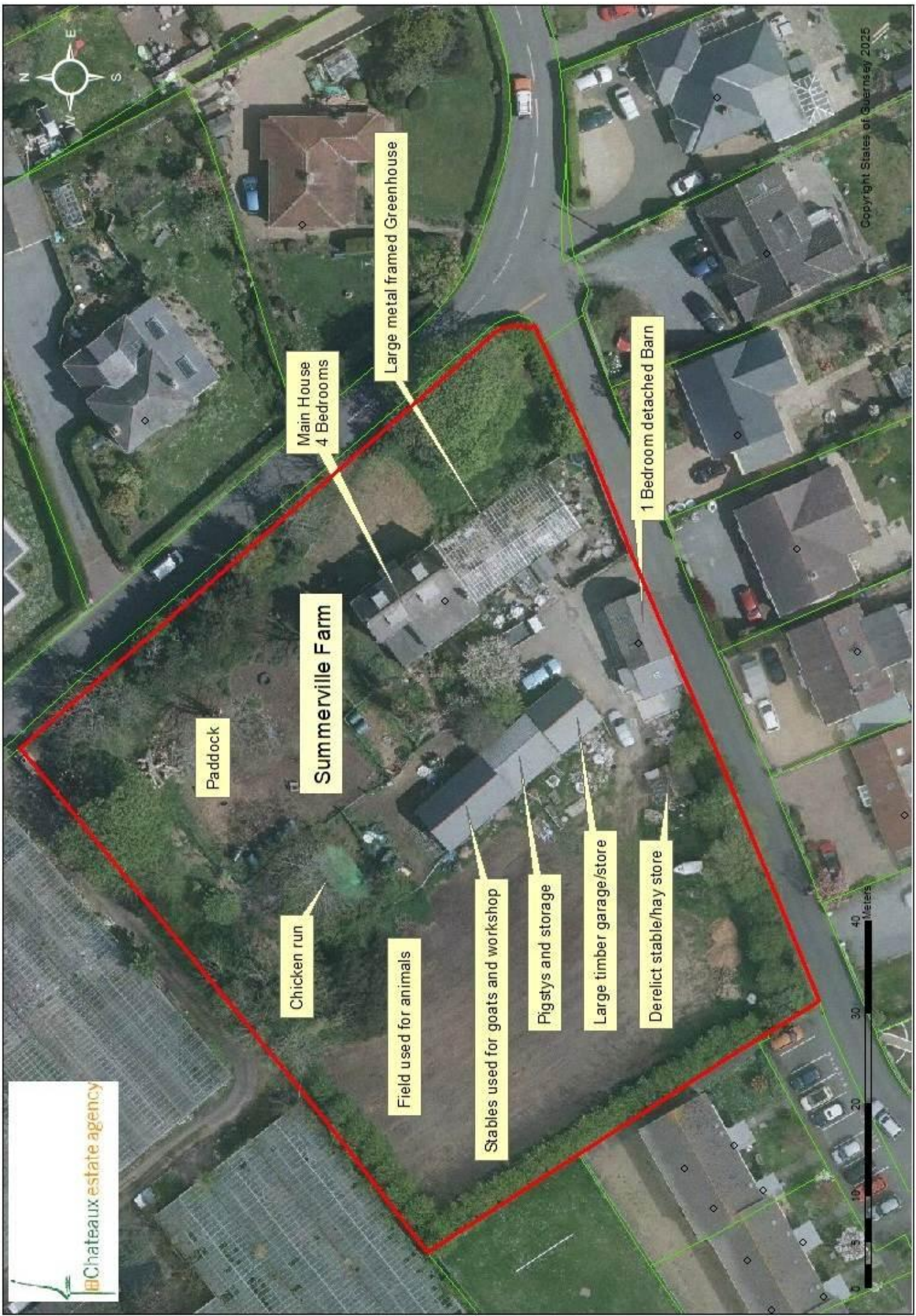
Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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GROUND FLOOR

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**FRONT PORCH 1.58m (5'2") x 0.94m (3'1")**

Glazed entry porch in hardwood with door into porch. Door into entrance hall.

**ENTRANCE HALL**

Original tiled Victorian style flooring with doors to lounge, dining room and kitchen. Staircase up to 1st floor. Low-level cupboard housing incoming electrics. Radiator.

**DINING ROOM 3.95m (13'0") x 4.15m (13'7")**

Fireplace with alcove to either side. Splayed bay window to front. Radiator.

**LOUNGE 3.95m (13'0") x 4.15m (13'7")**

Doors to entrance hall and kitchen. Splayed bay window to front. Fireplace with multi fuel stove. Double door through to large metal framed Greenhouse.

**GREENHOUSE 13.75m (45'1") x 7.30m (23'11")**

Split into 2 sections, the first section has concrete flooring and a great space for storage or whatever your requirement needs for such a space. The second section has a raised concrete floor and ground floor for growing purposing etc. Doors to rear and side with double doors to lounge.

**KITCHEN/BREAKFAST ROOM 6.1m (20'0") x 3.05m (10'0")**

Fitted with range of basic kitchen units together with range cooker, fridge/freezer, multi fuel stove set into fireplace with furze oven by WH Martin. 2 windows to rear. Cupboard to under stairs. Doors to utility, entrance hall and lounge.

**UTILITY 3.45m (11'4") x 2.9m (9'6")**

Fitted with basic range of units together with washing machine and Valiant gas fire boiler. Door to WC and door to rear garden.

**W.C.**

Fitted with WC and wash hand basin. Window to rear.

**FIRST FLOOR LANDING 4.2m (13'9") x 2.07m (6'9")**

Window to front. From half landing door into bathroom. From main landing doors into two first floor double bedrooms and door providing access to stair staircase up to second floor. Radiator.

**BEDROOM 1 4.15m (13'7") x 3.9m (12'10")**

Double bedroom with window to front. Feature fireplace set in wooden surround with alcove cupboard to side. Radiator.

**BEDROOM 2 4.15m (13'7") x 3.9m (12'10")**

Double bedroom with windows to front and rear. Feature fireplace set in wooden surround with alcove cupboard to side. Radiator.

**BATHROOM 7.75m (25'5") x 3.4m (11'2")**

Large room with two windows to rear and windows to sides. Presently laid out with shower cubicle, WC, 2 wash hand basins, together with bath and storage cupboards. Large cupboard with double doors housing hot water cylinder and airing cupboard. Two radiators.

**SECOND FLOOR LANDING 2.4m (7'10") x 2.3m (7'7") Max**

Velux window to rear. Doors to 2 attic bedrooms.

**ATTIC BEDROOM 3 3.8m (12'6") x 3.36m (11'0") Into Eaves**

Large dormer to rear, gable window and dormer window to front. Radiator.

**ATTIC BEDROOM 4 3.8m (12'6") x 3.36m (11'0") Into Eaves**

Large dormer to rear, gable window and dormer window to front. Radiator.

**SEPARATE BARN****PORCH 1.31m (4'4") x 1.09m (3'7")**

Stable style door and window to side. Opening through to kitchen.

**KITCHEN 2.9m (9'6") x 2.59m (8'6")**

Fitted with floor units in dark grey with contrasting worktop over incorporating a stainless steel single bowl sink. Space for washing machine. Free standing range cooker. Large cupboard. Door to shower room. Window to rear.

**SHOWER ROOM 2.9m (9'6") x 1.23m (4'0")**

With corner shower, basin set within drawer unit and WC.

**LOUNGE/DINER 6.3m (20'8") x 3.8m (12'6")**

With two windows to front and one to side. Staircase up to 1st floor and tiled floor.

**FIRST FLOOR LANDING/DRESSING 2.7m (8'10") x 3.8m (12'6")**

Open staircase from below providing access to large landing/dressing area and opening through to double bedroom.

**BEDROOM 3.5m (11'6") x 3.8m (12'6")**

Double bedroom with windows to both gables. Two Velux windows to rear.

**OUTBUILDINGS****BUILDING 1 5.4m (17'9") x 5m (16'5")**

Large timber-built structure on concrete foundations and floor slab. 2 double doors to yard.

**PIGSTY 1 2.9m (9'6") x 2.9m (9'6")**

Traditional pigsty with roof structure over.

**PIGSTY 2 2.9m (9'6") x 2.9m (9'6")**

Traditional pigsty with roof structure over.

**GOAT STABLE 5.4m (17'9") x 5.4m (17'9")**

Presently used for stabling goats with door to yard and door and window to field.

**STABLE/WORKSHOP 5.4m (17'9") x 3.15m (10'4")**

With double doors to yard and 2 windows to gable.

**STORE 1 1.70m (5'7") x 1.4m (4'7")**

Lean-to store with door to field.

**STORE 2 1.70m (5'7") x 1.4m (4'7")**

Lean-to store with door to field.

**STORE 3 2.9m (9'6") x 1.7m (5'7")**

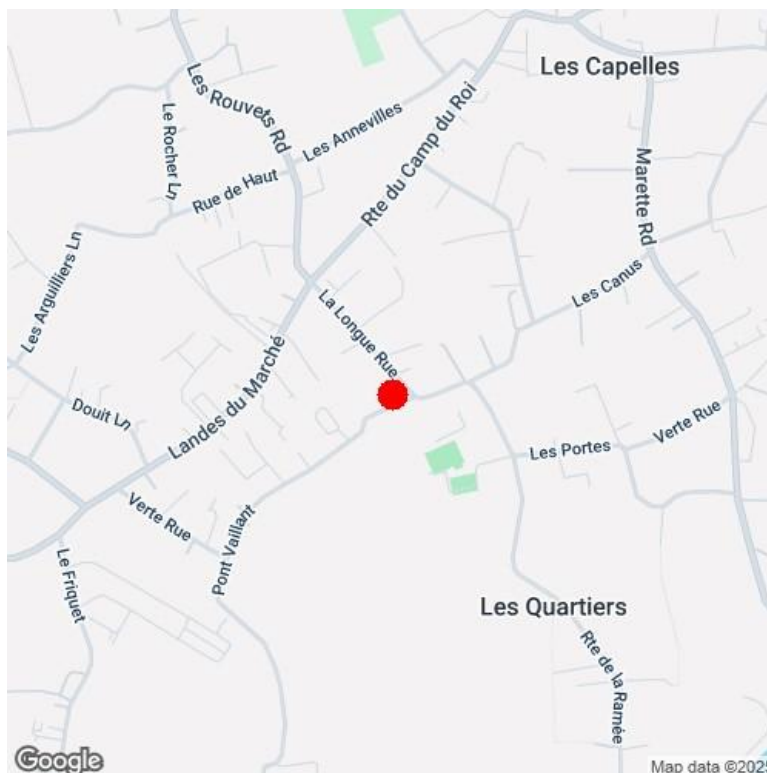
Lean-to store with door to field.

**EXTERNAL 5.4m (17'9") x 5.4m (17'9")**

The site measures at over 1 acre and has been utilised as a small holding with the outbuildings used as animal shelters for Goats, Pigs, Ponies and Chickens and the land for grazing. There is plenty of parking.



Summerville Farm has been for many years, a two generation home together with an active small holding busy with various animals, including, goats, chickens and ponies, together with allotment style vegetable growing and will appeal to a family with similar requirements or a family or developer looking for a property with lots of potential. The buildings consist of a four-bedroom main house requiring renovation, with a large metal framed Greenhouse attached, a one bedroom detached barn in good condition and a block of outbuildings including garage/workshop, pigstys, stables and storage. In addition, there is a derelict former stable/hay store. The site area is well over an acre and will require viewing to fully appreciate what's on offer so please contact a member of the team here at Chateaux on telephone 244544.



**SERVICES:** Electric: Mains, Gas: Unknown, Water: Mains, Sewerage: Cesspit, Telephone: Landline, Broadband: Unknown

**PRICE INCLUDES:** Carpets, Curtains, Light Fittings and Listed Appliances.

**LISTED APPLIANCES:** See description.

These particulars are supplied on the understanding that all negotiations and appointments are conducted through this office. Whilst care has been taken with these details we do not guarantee their accuracy, nor do they form any part of any contract.

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