



Price £650,000

- Period Hillside Detached Property
- Self two Bedroom Contained Annex
- Three Reception Rooms
- Three Double Bedrooms
- Full of Period Feature
- 17Ft Annex Lounge
- Mature Private Gardens
- Double Garage And Parking
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## **ENTRANCE VESTIBULE**

4'8" (1.42m) x 5'11" (1.8m)

Triple aspect with single glazed windows, stained and leaded picture window above wooden door, pitch and tiled roof with panelling to the ceiling, exposed stone, original en caustic tiled flooring, radiator, partially glazed door to Entrance Hall.

## **ENTRANCE HALL**

22'0" (6.71m) x 6'0" (1.83m)

With front aspect original window, staircase with stained heavy set banister rising with 1/2 turn landing area, under stairs storage cupboard, original skirting boards, picture rail, ornate original cast coving to smooth finish ceiling, radiator, telephone point. Wood flooring. Doors off to Sitting Room, Lounge, Dining Room, further door leading down to Shower Room.

## **SITTING ROOM**

16'8" (5.08m) x 16'5" (5m)

Dual aspect room with Bay windows to the front and side aspect, original sash windows within and panelling to sides and beneath, deep skirting boards, picture rail, coving, feature open fire place with stone back, tiled hearth, intricate stone surround and mantle over, two radiators, television point.

## **BEDROOM / STUDY**

17'0" (5.18m) Into Bay x 13'0" (3.96m)

Rear aspect room with shallow uPVC double glazed window, panelling below, original skirting boards

and coving, double radiator, telephone point. Wood floor

## **DINING ROOM**

17'0" (5.18m) Into Bay x 13'1" (3.99m)

Side aspect original shallow sash window, panelling to sides and beneath, original skirting boards, picture rail, coving and ceiling rose, ornate cast iron fireplace and grate, tiled hearth, heavy set wooden surround and mantle over, radiator, television point, wool floor, opening to

## **FITTED KITCHEN**

7'10" (2.39m) x 14'0" (4.27m)

Dual aspect room with two side and one rear aspect uPVC double glazed windows, fitted units at both eye and base level with roll edge work surfaces over, limed oak finish to drawer and cupboard/display fronts, work surface with opening beneath used as breakfast bar, eye level display cabinets, inset stainless steel 1 1/2 bowl sink with mixer tap and drainer, tiling to all splash back areas, commercial style stainless steel extractor canopy over space for range style cooker, space and plumbing for washing machine, double radiator, loft hatch, inset spot lighting to smooth ceiling, Tiled floor. Part double glazed door opening to steps which lead down to garden area.

## **SHOWER ROOM**

Returning to Entrance Hall, door with steps down to Shower Room. Side aspect room with two obscure sash windows, pedestal hand wash basin, tiled splash



back, shaver point and light, opening to main area with low level WC, fully tiled shower cubicle with antique style shower unit, extractor, base level cupboard housing fuse box.

This room was formerly the Butlers Pantry and the Lower Ground Floor of the property was accessed from this room.

## 1/2 LANDING

With side aspect original sash window, double radiator, wood floor, door to cloakroom and stairs rising to main landing area.

## CLOAKROOM

Side aspect sash window, 1/2 panelled walls, low level WC, vanity hand wash basin, tiled splash backs, double radiator, textured ceiling.

## MAIN LANDING

Loft hatch, smooth finish to ceiling, wood floor, doors off to all rooms.

## MASTER BEDROOM

11'0" (3.35m) x 13'11" (4.24m)

Side aspect room with uPVC double glazed window, panelling below, partially sloping ceiling, radiator, telephone point, wood floor, bank of wardrobes to one wall comprising a triple wardrobe with hanging and shelving space, further double wardrobe with airing cupboard.

## BEDROOM

13'0" (3.96m) x 13'7" (4.14m)

Front aspect room with original sash window, partly sloping ceiling with smooth finish, radiator. Wood floor.

## BEDROOM

12'11" (3.94m) x 12'11" (3.94m)

Rear aspect room with uPVC double glazed window, panelling below, partly sloping ceiling, original picture rail, smooth finish to ceiling, radiator, vanity hand wash basin, tiled splash back, shaver point and light.

## BATHROOM

6'0" (1.83m) x 7'0" (2.13m)

With feature corner original windows, free standing `ball and claw` bath with antique style mixer and shower attachment, pedestal hand wash basin, tiled splash backs, shaver point, double radiator, extractor, smooth finish to ceiling.

## GARDEN APARTMENT

Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92 Plus)	<b>A</b>		
(81-91)	<b>B</b>		
(69-80)	<b>C</b>		76
(55-68)	<b>D</b>		
(39-54)	<b>E</b>	45	
(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	



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation or warranty in respect of the property.

