

4



2



3

- 4 Bed Detached Farmhouse
- Lounge & Sitting Rooms; both with Wood Burners
- Study, Cloakroom & Utility
- Convenient Semi Rural Location

- Beautifully Proportioned Family Accommodation
- Superb 19' Breakfasting Kitchen
- Double Garage, Car Port & Parking

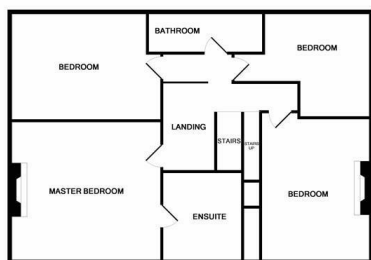
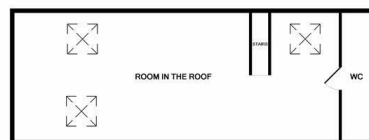
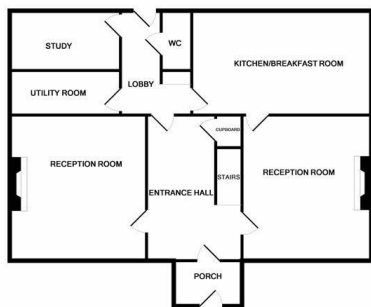
- Very Well Presented & Appointed
- 35' 2nd Fl Family Room
- Generous Gardens & Paddock



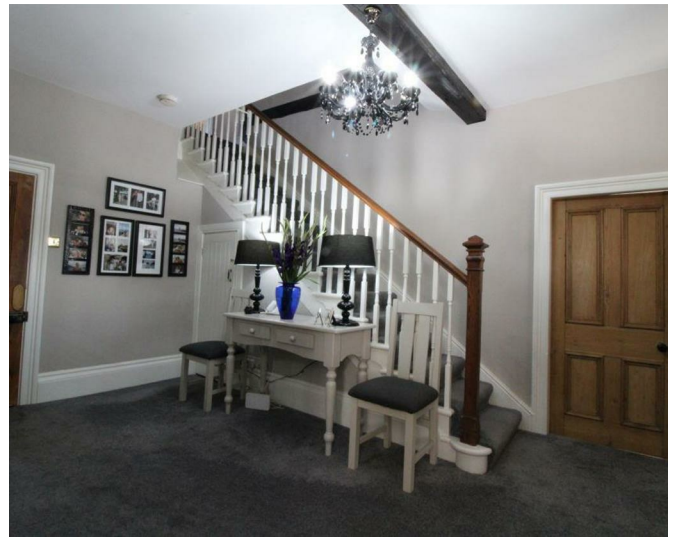
A fabulous 4 bedroomed detached farmhouse offering beautifully appointed, presented and proportioned family accommodation, set out over 3 floors. Delightfully situated opposite a green within this small hamlet, this property comes with generous gardens and paddock. With LPG central heating and sealed unit double glazing, the Entrance Porch leads to the elegant Reception Hall with storage cupboard. The Lounge has a multifuel stove within an attractive painted surround with fitted storage cabinet with book/display shelving over to the recess and wall lights. The Sitting Room also has a multifuel stove, wall lights and storage cupboard. The 19' Breakfasting Kitchen is fitted with a good range of wall and base units with inset Belfast sink to granite work surfaces, Rangemaster electric range style cooker and American style fridge/freezer, integral dishwasher with matching door and wine cooler. The Rear Hall has a cloaks rail and door to the rear and provides access to the Study, Utility Room and Cloakroom/WC. Stairs lead from the hall to the First Floor Landing. Bedroom 1 is to the front and side and has an En Suite Bathroom/WC with wc, wash basin with mirror and light over, bath and shower cubicle with mains shower. Bedroom 2 has an excellent range of fitted wardrobes, drawer units and dressing table and is to the side. Bedroom 3 has fitted wardrobes and is to the front and side, with Bedroom 4 to the side. The Shower/WC has a wc, wash stand with wash basin and shower cubicle with mains shower unit. To the Second Floor there is a 35' Family Room, which also makes a great games room or den, with its own WC off. The Double Garage is attached and there is also a Car Port.

The generous South facing Front Garden is lawned with trees and shrubs and graveled driveway/parking. A double width block paved driveway leads to the garage to the rear, whilst the large and private Rear Garden is lawned with a range of sheds.

**Entrance Porch** 9'3 x 5'4 (2.82m x 1.63m)  
**Reception Hall** 16'4 x 11'2 (max) (4.98m x 3.40m (max))  
**Lounge** 16'1 x 15'2 (4.90m x 4.62m)  
**Sitting Room** 16'2 x 14' (4.93m x 4.27m)  
**Breakfasting Kitchen** 19'8 x 11'9 (+dr recess) (5.99m x 3.58m (+dr recess))  
**Rear Hall** 12' x 4'6 (3.66m x 1.37m)  
**Study** 11'10 x 6'6 (3.61m x 1.98m)  
**Utility Room** 14'6 x 5' (4.42m x 1.52m)  
**Cloakroom/WC** 6'6 x 3'4 (1.98m x 1.02m)  
**First Floor Landing**  
**Bedroom 1** 18'2 x 16'4 (5.54m x 4.98m)  
**En Suite Bathroom/WC** 8'4 x 8'2 (+recess) (2.54m x 2.49m (+recess))  
**Bedroom 2** 17'10 x 12'2 (5.44m x 3.71m)  
**Bedroom 3** 16'6 x 11'3 (+ recess) (5.03m x 3.43m (+ recess))  
**Bedroom 4** 12'3 x 11'9 (+dr recess) (3.73m x 3.58m (+dr recess))  
**Shower/WC** 12'6 x 5' (3.81m x 1.52m)  
**Second Floor Family Room** 35'10 x 11'6 (10.92m x 3.51m)  
**WC** 8'8 x 3'8 (2.64m x 1.12m)  
**Double Garage** 17'6 x 16'6 (5.33m x 5.03m)  
**Car Port**



**TOTAL APPROX. FLOOR AREA 2783 SQ.FT. (258.5 SQ.M.)**  
Whilst every effort has been made to ensure the accuracy of the floor plan (containing) measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or misstatement. This plan is for guidance purposes only and should be used as such for any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operation or efficiency can be given.  
Made with floorplan 120119



Energy Performance: Current F Potential C

Council Tax Band:

Distance from School:

Distance from Metro:

Distance from Village Centre:

These particulars do not constitute or form part of an offer nor may they be regarded as representative. All interested parties must themselves verify their accuracy. It is not company policy for any gas, oil or electrical appliances to be tested and purchasers must satisfy themselves as to their working order. Measurements are approximate, floor plans are not to scale and are for illustration purposes only.