



- Detached House
- 4/5 Bedrooms
- Two Shower/Bathrooms

- Outbuilding with Garage
- Living / Dining & Family Room
- Open Views over Countryside

- Circa 1 Acre of Grounds
- Master En-suite Bathroom
- Breakfasting Kitchen

Crag House is a stone built property located in the small hamlet of Ingoe and sits in an elevated and secluded position with panoramic rural views set in private gardens and grounds of circa 1 acre.

The accommodation comprises:

From the Entrance Hall doors to study or fifth bedroom, a large Breakfasting Kitchen with windows to three side and fitted with a range of base and wall units with space for range cooker, Integrated fridge and freezer and door to the rear garden. From the kitchen door to the Family room with a recessed log burner and then opens to the Lounge / Dining room with a large bay window and log burning stove set into the fireplace. From the inner hall there are two ground floor bedrooms with open views to the rear and a Bathroom fitted with Shower bath, WC with concealed cistern and a wash basin set into a vanity unit.

From the inner hallway stairs lead to the first floor landing with door to Bedroom 1 with

walk- through wardrobe area to the En-suite Bathroom fitted with Bath, shower with glass screen, WC and wash basin set into vanity unit. Also from the landing is Bedroom 2 with a feature vaulted ceiling. Shower room with shower cubicle, wc and wash basin.

Externally the property is approached via a gravel driveway with lawn areas to either side and giving access to a large detached garage building which offers possible conversion for a number of uses subject to the necessary permissions. To the rear there are formal lawns with spectacular views over open countryside and a separate vegetable garden.

Entrance Hall 13'2" x 4'11" (4.023 x 1.505)

Study/Bedroom 5 15'10" x 12'1" (4.845 x 3.703)

Living Room 23'3" x 11'11" (7.102 x 3.649)

Dining Room 14'1" x 13'9" (4.297 x 4.210)

Kitchen 16'6" x 14'11" (5.040 x 4.565)

Ground Floor Bedroom 1 13'5" x 10'2" (4.091 x 3.120)

Ground Floor Bedroom 2 10'2" x 7'11" (3.107 x 2.438)

Bathroom WC 7'5" x 5'9" (2.271 x 1.775)

Inner Hall

Stairs to first floor Landing

Bedroom 1 13'10" x 12'9" (4.218 x 3.892)

Walk Through Dressing Room

En-suite Bathroom WC 11'3" x 7'9" (3.442 x 2.381)

Bedroom 2 15'5" x 13'6" (4.714 x 4.115)

Shower Room WC

Garage/workshop/Storage 27'4" x 10'10" widening to 18'5" plus 9'9" x 9'3" (8.354 x 3.308 widening to 5.627 plus 2.988 x 2.829)

Garage 5.071 x 2.528





Energy Performance: Current F Potential C

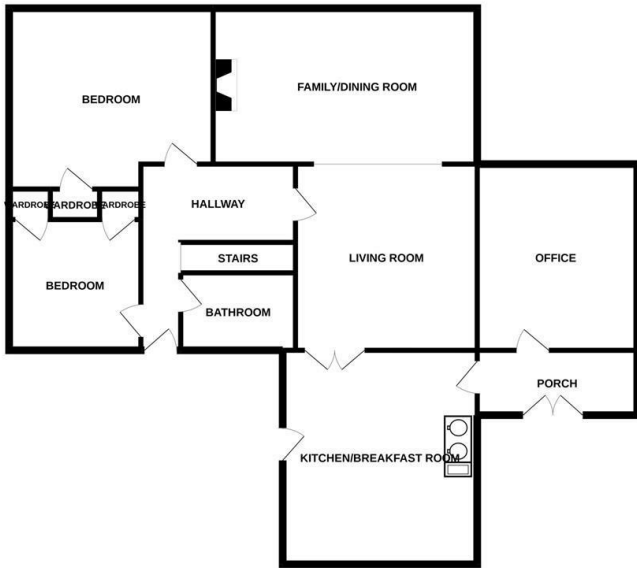
Council Tax Band:

Distance from School:

Distance from Metro:

Distance from Village Centre:

GROUND FLOOR



1ST 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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