



- Detached four bedroom house
- Stunning location
- Modern kitchen with family dining area
- Panoramic views throughout
- Living room with marble fireplace
- Dining room with modern gas fire
- Generous utility room
- Idyllic gardens and views
- Large garage
- Driveway for multiple cars



On entering the property, you are greeted with a light, open hallway and staircase. To the left is the living room, a nice spacious area with a relaxing feel. An integrated marble fireplace and large windows making the most of the properties panoramic views.

Opposite the entrance is the dining room with modern gas fire, a spacious and light area with French doors opening onto the patio, perfect for hosting a barbecue on a warm summers day. The hallway leads to the kitchen/dining area. This space has a lovely open feel with modern worktops. A nice sized cooking area with plenty of cupboard space. There is a dining area offset from the kitchen, perfect for family time and dining alike.

Added onto the original building is a generously sized utility, comfortably functional for family life or just to keep those chores in order. With worktop, cupboards and a sink, this room is a welcomed addition.

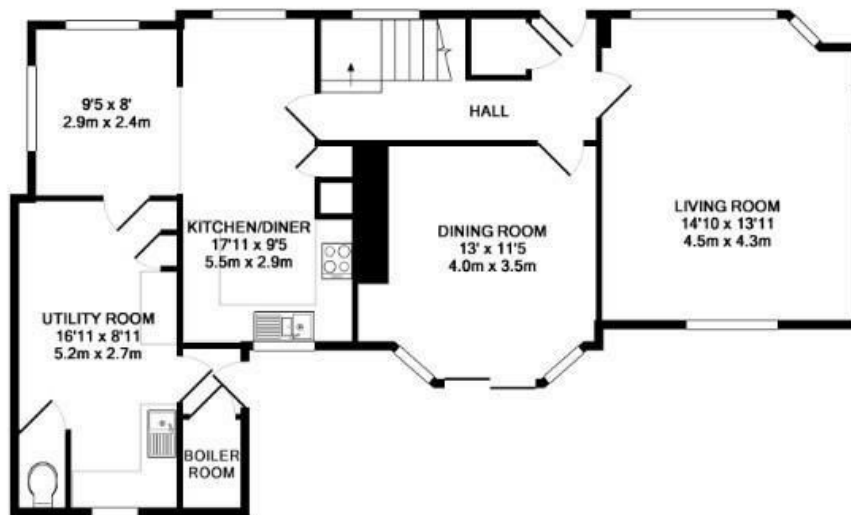
Returning to the entrance and moving upstairs. The first of four bedrooms includes built in wardrobes and again a light spacious feel is continued throughout the house. A generously sized second bedroom. Third bedroom makes for a perfect children's or guest room and the fourth, tucked nicely at the end of the hallway, hosts a lovely en-suite.

The upstairs has a nice flow with a w/c and airing cupboard off from the landing, leading onto a good-sized bathroom with double sinks and a Velux window, privately situated at the end of the house.

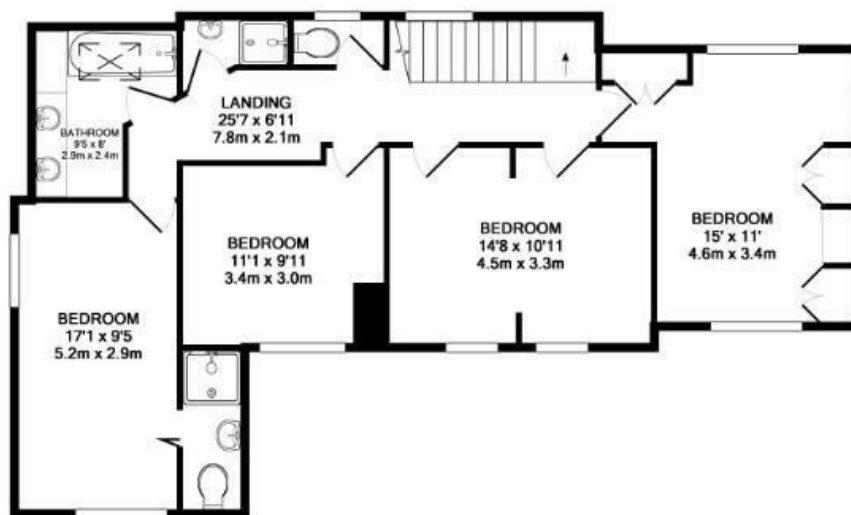
This home is surrounded by spectacular views, the garden comprises a patio and inclining rockery with dry stone wall feature. From the rockery and across the lawn, you can appreciate the property in front of a breath-taking backdrop of the moors, open to appreciate the full summer's sun.

Included with the property is a large garage and two loose boxes, with potential to covert subject to local authority planning. Only a short walk into the village, the inspiring location of this property can only be appreciated and is waiting for a stylish owner to embrace its full potential.



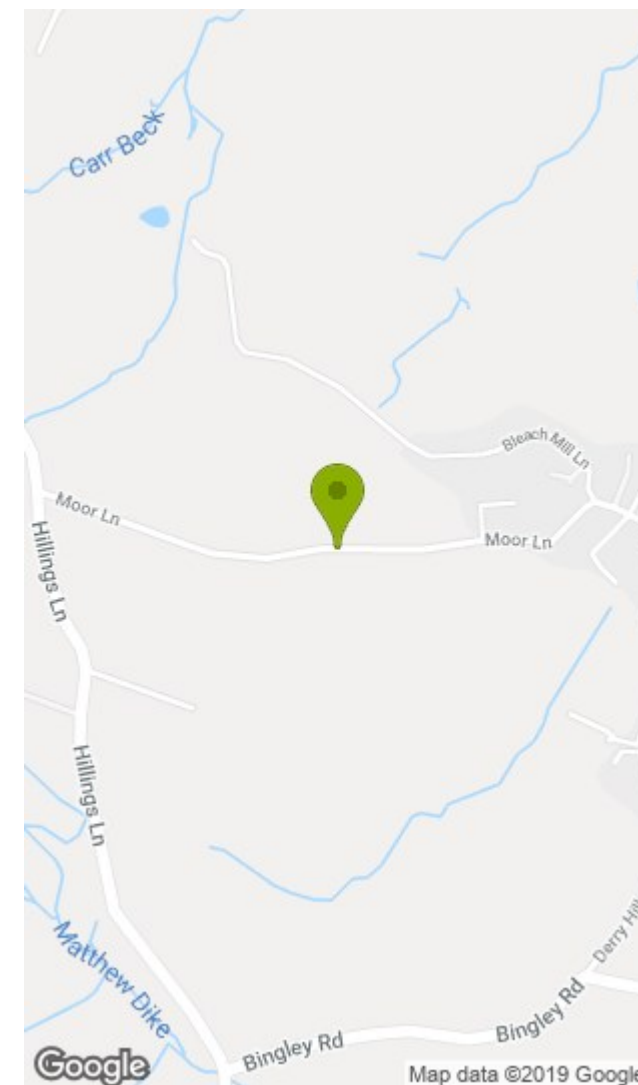


GROUND FLOOR  
APPROX. FLOOR  
AREA 893 SQ.FT.  
(83.0 SQ.M.)



1ST FLOOR  
APPROX. FLOOR  
AREA 868 SQ.FT.  
(80.6 SQ.M.)  
TOTAL APPROX. FLOOR AREA 1761 SQ.FT. (163.6 SQ.M.)

Whilst every attempt has been made to ensure the accuracy of the floor plan 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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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	EU Directive 2002/91/EC

Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not environmentally friendly - higher CO <sub>2</sub> emissions		
England & Wales	EU Directive 2002/91/EC	EU Directive 2002/91/EC



