



64 High Street

Harriseahead, ST7 4JT

Price £175,000



Here at Carters we are delighted to present this charming and extended end cottage, ideally situated in the sought-after semi-rural location of Harriseahead. Set on an exceptionally generous plot, this delightful home enjoys expansive rear gardens with uninterrupted views across open countryside—perfect for those seeking peace and tranquillity.

Externally, the property benefits from off-road parking for two vehicles. The impressive rear garden provides a fantastic outdoor retreat, featuring a detached summer house and a versatile outbuilding, ideal for use as a workshop, studio, or additional storage. The garden itself is wonderfully productive, boasting established blackberry and raspberry bushes, making it perfect for keen gardeners or those with green fingers.

Internally, the property offers a warm and welcoming feel throughout. A spacious entrance hallway leads into a generous living room, complete with a characterful exposed brick fireplace, creating a cosy focal point. To the rear, the well-appointed kitchen provides ample storage and enjoys pleasant views over the garden. A bright and airy sun room offers the perfect space for entertaining or relaxing while taking in the surrounding scenery, while also presenting an excellent opportunity for home working. The ground floor is completed by a sizeable three-piece bathroom suite.

To the first floor, there are two well-proportioned double bedrooms, both benefiting from plenty of natural light.

This unique home is brimming with character and historic charm, showcasing features such as stone walls and a variety of interesting architectural details throughout. With flexible spaces including the sun room and summer house, the property offers excellent potential for those seeking a dedicated home office environment.

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Entrance Porch

UPVC double glazed entrance door to the front elevation.

Stairs to the first floor. Radiator.

Living Room

16'4" x 12'7" (4.98m x 3.84m)

Two UPVC double glazed windows to the side elevations.

Exposed brick fire place having a slate hearth and a wooden mantle. Boiler cupboard. Under stairs storage cupboard. Radiator.

Kitchen

19'10" x 7'3" (6.05m x 2.21m)

UPVC double glazed windows to the side and rear elevations.

Fitted wall, base and drawer units. Laminate work surfaces. Stainless steel sink with a mixer tap and a drainer. Space for a fridge freezer. Space and plumbing for a washing machine.

Side Entrance

UPVC double glazed entrance door to the front elevation.

Bathroom

UPVC double glazed window to the side elevation.

Three piece suite comprising of; a panel bath with a shower over, countertop sink with fitted storage under and a mid level w.c. Fully tiled walls. Radiator. Tiled flooring.

Sun Room

9'9" x 8'9" (2.97m x 2.67m)

UPVC double glazed french doors to the

side elevation. UPVC double glazed window to the rear elevation.

Radiator.

Stairs and Landing

Bedroom One

13' x 10'7" (3.96m x 3.23m)

UPVC double glazed windows to the side and rear elevations.

Radiator.

Bedroom Two

9'5" x 11'4" (2.87m x 3.45m)

UPVC double glazed window to the front elevation.

Access to the loft. Radiator.

Externally

To the front, a paved driveway provides generous off-road parking for multiple vehicles, complemented by gated side access leading through to the rear grounds.

The rear reveals an exceptionally large and beautifully proportioned country garden, enjoying breathtaking far-reaching views and a wonderfully open, unspoilt aspect. Enclosed by a characterful historic stone wall, the grounds offer a superb sense of scale and privacy, with a substantial paved patio ideal for entertaining, an extensive lawn stretching across the plot, and a richly planted, mature garden filled with an abundance of seasonal plants and established shrubs.

Further enhancing the space, the

property benefits from a detached summerhouse and a sizeable outbuilding, perfectly suited for use as a workshop, studio, or additional storage. A timber bin store and a conveniently positioned outside tap complete this impressive outdoor setting.

Additional Information

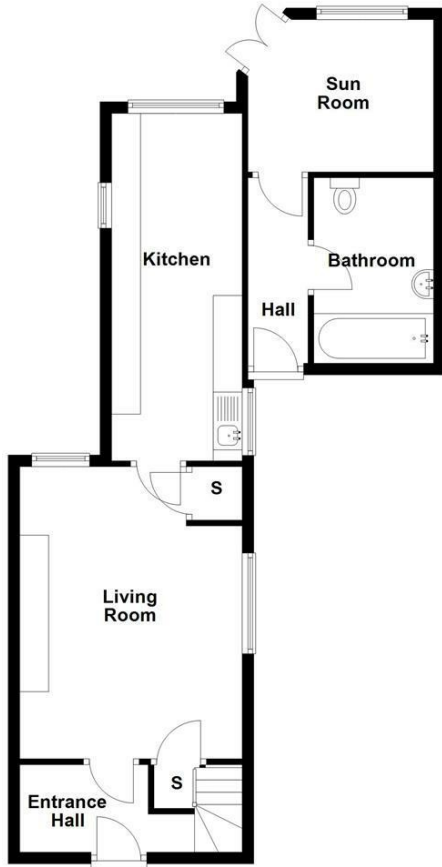
Freehold. Council Tax Band A.

Total Floor Area: TBC.

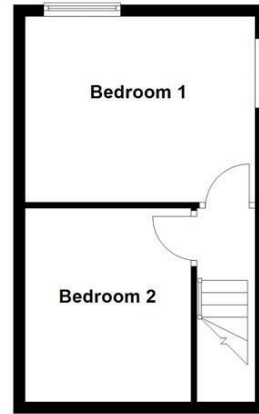
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Ground Floor



First Floor



Road Map



Hybrid Map



Energy Efficiency Graph

Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
<i>Not energy efficient - higher running costs</i>			
England & Wales	EU Directive 2002/91/EC		

Environmental Impact (CO ₂) Rating		Current	Potential
<i>Very environmentally friendly - lower CO2 emissions</i>			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
<i>Not environmentally friendly - higher CO2 emissions</i>			
England & Wales	EU Directive 2002/91/EC		

Viewing

Please contact our Carters Estate Agents Office on 01782 470391 if you wish to arrange a viewing appointment for this property or require further information.

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