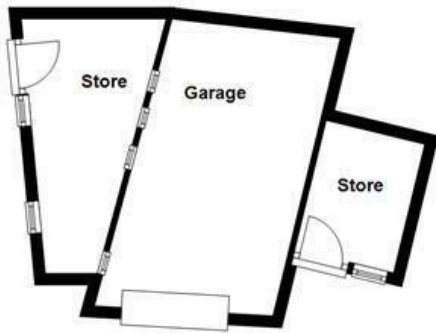
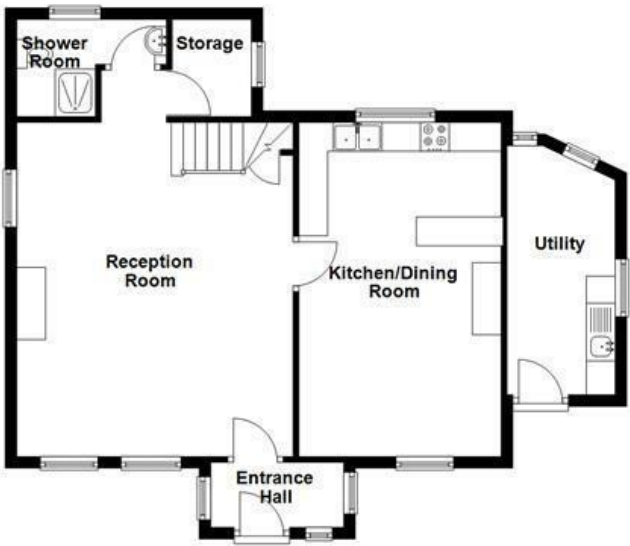
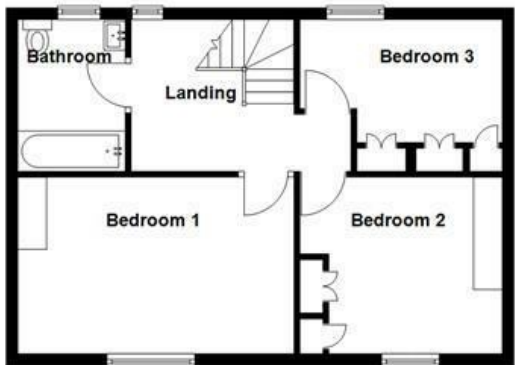


Ground Floor



First Floor



## Simonstone Lane, Simonstone, BB12 7NX

### £575,000

A STUNNING DETACHED FARMHOUSE WITH CHARACTER FEATURES

Nestled on the charming Simonstone Lane, this exquisite detached farmhouse epitomises the quintessential English countryside aesthetic. Spanning an impressive footprint and commanding an enviable position, the property boasts beautifully landscaped gardens that provide a serene backdrop for family life.

Inside, the home features three well-proportioned bedrooms, one of which is currently utilised as a dressing room, offering flexibility to suit your lifestyle. The spacious living room is a true highlight, complete with a stunning centrepiece fireplace that invites warmth and comfort. The open-plan kitchen and dining area is perfect for entertaining, while a separate utility room adds practicality to daily living.

This delightful residence is ideal for a growing family seeking their forever home in a sought-after village location. The property is conveniently situated near reputable schools and major commuter routes, ensuring that both education and accessibility are at your fingertips.

Additional features include a gated driveway and off-road parking, providing security and convenience. The home is rich in traditional character, showcasing exposed stonework, charming beams, and elegant mullioned windows that enhance its country chic appeal.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		<b>85</b>
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>	<b>62</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

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 of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.

# Simonstone Lane, Simonstone, BB12 7NX

## £575,000

**3****2****2****D**

- Tenure Freehold
  - Off Road Parking With Electric Gates Leading To Driveway
  - Open Plan Kitchen And Dining Room
  - Easy Access To Major Commuter Routes
- Council Tax Band F
  - Three Well Proportioned Bedrooms
  - Stunning Landscaped Gardens
- EPC Rating D
  - Sought After Location
  - Countryside Views

### Ground Floor

#### Entrance Hall

7'6 x 3'10 (2.29m x 1.17m)

Solid Oak door, three hard wood single glazed windows, stone flagged floor and door to reception room.

#### Reception Room

19'1 x 15'9 (5.82m x 4.80m)

Feature stone mullion windows, multi fuel burning stove in a cut stone surround, stairs to first floor, under stairs storage, herringbone style wood effect flooring, television point, telephone point, doors to kitchen, shower room and storage.

#### Kitchen/Dining Room

19'1 x 11'6 (5.82m x 3.51m)

Range of wall and base units, quartz work tops, a range of built in appliances including, Neff double electric oven, four ring induction hob, inset stainless steel one and a half sink with drainage ridges and mixer tap, integrated dishwasher and fridge freezer, oak floors, stone mullion windows, multi fuel burner in a cut stone surround, door to utility room and exposed beams.

#### Utility Room

14' x 6'2 (4.27m x 1.88m)

Part vaulted ceiling with exposed beams, external doors to front and side elevation, base units with solid wood work tops, single sink, plumbed for washing machine and dryer, space for American fridge freezer, wine cooler, exposed beams and stone flagged floor.

#### Shower Room

8'4 x 5'6 (2.54m x 1.68m)

Hard wood double glazed frosted window, central heating towel rail, dual flush WC, vanity top wash basin, enclosed direct feed shower, part tiled elevation part panelled elevation, extractor fan and oak floor.

#### Storage

6' x 4'6 (1.83m x 1.37m)

Hard wood double glazed window and central heating radiator. Worcester combination boiler.

### First Floor

#### Landing

Exposed beams, two attic access points, doors to three bedrooms and bathroom.

#### Bedroom One

15'8 x 10'2 (4.78m x 3.10m)

Hard wood double glazed window, exposed beams and spotlights.

#### Bedroom Two

10'8 x 10'5 (3.25m x 3.18m)

Hard wood double glazed window, fitted wardrobe and spotlights.

#### Bedroom Three

8'3 x 6'9 (2.51m x 2.06m)

Hard wood double glazed window, exposed beam, spotlights and fitted wardrobes.

### Bathroom

7'11 x 6' (2.41m x 1.83m)

Hard wood double glazed frosted window, central heating radiator, central heating towel rail, low flush WC, pedestal wash basin, panel bath with mixer tap and rinse head, exposed stone wall, part tiled elevation, spotlights and exposed beams.

### External

Entry through double electric gates leading to a cobbled driveway for off road parking for numerous vehicles, turning area which leads to a detached garage.

### Garage

16'5 x 9'6 (5.00m x 2.90m)

Up and over garage door, power and lighting, doors leading to two store rooms.

### Store Room

6'3 x 7'6 (1.91m x 2.29m)

Door and window

### Store Room

14'10 x 8'2 (4.52m x 2.49m)

Door and two windows.

### Front

Laid to lawn gardens, bedding areas, stone built outhouse.

### Rear

Multi level garden with bedding areas and pathways.



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