



Manor Cottage | The Street | Haultwick | SG11 1JQ

Price guide £800,000

STUNNING VIEWS TO REAR OVER OPEN COUNTRYSIDE and situated on a PLOT APPROACHING 1/3 OF AN ACRE for this four bedroom semi-detached character house situated in the rarely available village location of Haultwick. Dating from the 1850's this family home offers superb accommodation throughout to include living room with feature multi fuel burner, open plan kitchen/breakfast room with separate utility room, separate dining room with feature fireplace, conservatory and both first floor bathroom and ground floor shower room. With stunning 90' x 80 garden to rear affording much privacy and backing onto open fields with far reaching views and access to both a detached double garage and fully insulated Cedar wood detached studio.

UPVC double glazed entrance door and sidelight leading into:

Large Entrance Hall:

Of a generous size with flagstone tiled flooring, radiator, large cloaks/storage cupboard, stairs to first floor and doors to:

Utility Room:

8'9 x 4'8 (2.67m x 1.42m) White suite comprising low level WC and pedestal wash hand basin, radiator, wall and base units with work surface over incorporating appliance space for washing machine, extractor and opaque window to side.

Inner Lobby:

Decorative tiled flooring and doors to:

Shower Room:

7'1 x 4'11 (2.16m x 1.50m) White suite comprising pedestal wash hand basin, low level WC and corner shower cubicle, fully tiled room with opaque window to side.

Living Room:

17'2 x 15'10 (5.23m x 4.83m) Dual aspect with windows to side and sliding door to rear with far reaching views over the garden and fields beyond, feature corner fitted multi fuel burning stove, radiator,

Breakfast Area:

15'3 x 8'11 (4.65m x 2.72m) Feature wood burning stove and flagstone tiled hearth, under stairs cupboard, radiator, cupboard to recess, double width open doorway to dining room and open plan to:

Kitchen:

15'3 x 9'10 (4.65m x 3.00m) Fitted with a comprehensive range of base and wall units with contrasting work surfaces over incorporating one and a half bowl sink unit with mixer tap, appliance space for range style oven with stainless steel extractor hood over, appliance space for dishwasher, tiled splash backs, under unit lighting, skylight and window and door to rear leading to:

Conservatory:

15'5 x 15'3 (4.70m x 4.65m) Brick and UPVC double glazed construction and commanding superb views of open countryside to the rear, quarry tiled flooring, Dimplex electric heater and doors to garden.

Dining Room:

15'3 x 8'11 (4.65m x 2.72m) Accessed via the breakfast area with feature bay window to front and additional window to front, radiator, feature fireplace with hardwood mantle and raised hearth.

First Floor Landing:

Storage cupboard accessed on staircase. Further large storage area/study area (2.16m x 1.65m) with radiator and doors to:

Master Bedroom:

14'1 x 14'0 (4.29m x 4.27m) Window to rear with stunning views over open fields and countryside and radiator.

Bedroom Two:

13'4 x 10'5 (4.06m x 3.18m) Dual aspect with attractive aspect to front and side, radiator and large storage cupboard.

Bedroom Three:

12'6 x 7'4 (3.81m x 2.24m) Window to front and radiator.

Bedroom Four:

10'5 x 6'11 (3.18m x 2.11m) Window to side, radiator and access to fully boarded and insulated loft space with lighting and pull down ladder.

Family Bathroom:

13'0 x 7'5 (3.96m x 2.26m) Of a good size with window to rear, fitted with contemporary modern suite comprising corner panel enclosed bath with wall mounted power shower over and folding screen, pedestal wash hand basin, low level WC, radiator, tiled splash backs and partially vaulted ceiling, airing cupboard.

Rear Garden:

90'0 x 80'0 (27.43m x 24.38m) Laid predominately to lawn with paved patio and fenced boundaries and backing directly onto open fields with stunning far reaching views, greenhouse, oil tank, pedestrian gated side access to front and access to:

Detached Cedar Lodge:

14'5 x 14'5 (4.39m x 4.39m) A fully insulated studio of Cedar wood construction and offering superb flexibility of uses with power and lighting connected.

Detached Double Garage:

24'9 x 19'4 (7.54m x 5.89m) Detached double garage with electric door to front, power and lighting connected and personal door to side.

Front:

Gated access and laid to lawn with access to:

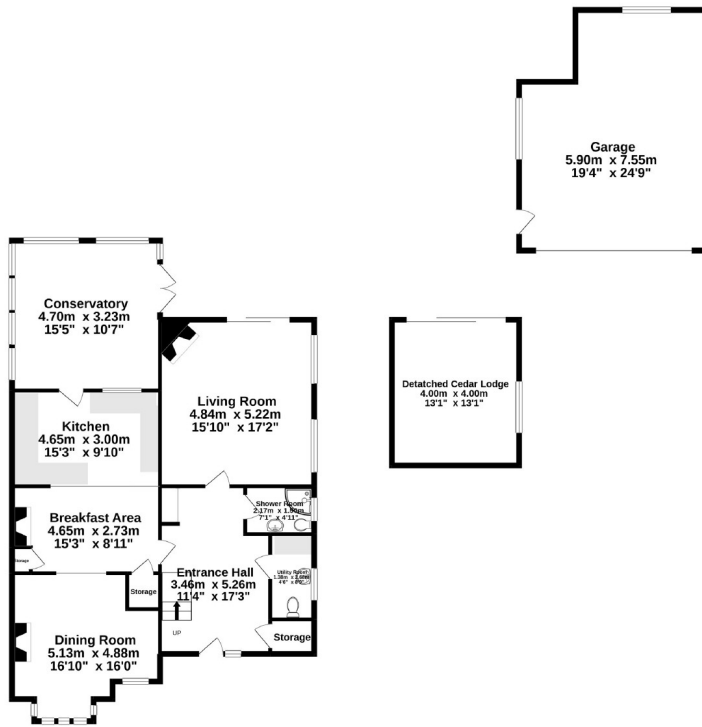
Driveway:

Offering off street parking for several vehicles and access to the detached double garage.

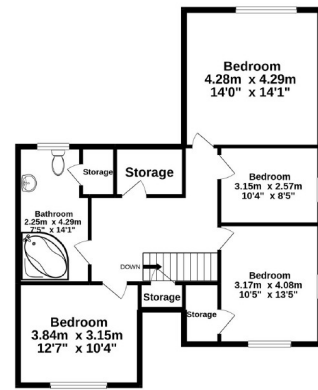




Ground Floor
174.5 sq.m. (1878 sq.ft.) approx.



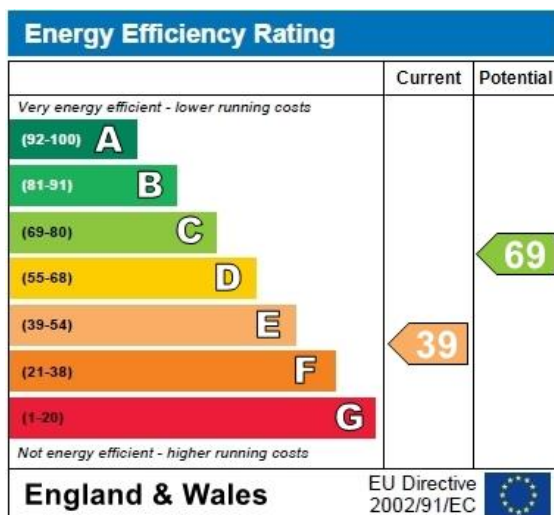
1st Floor
80.5 sq.m. (867 sq.ft.) approx.



TOTAL FLOOR AREA : 255.0 sq.m. (2745 sq.ft.) approx.

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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