



CHARMING SOUTH-FACING DETACHED HOUSE WITH STUNNING LANDSCAPED GARDENS

This wonderful South-facing detached house offers a serene and idyllic setting for comfortable family living. Boasting four bedrooms and a range of fantastic features, this mellow granite property is a dream come true for those seeking a perfect blend of modern living and natural beauty.

Upon arrival, you are greeted by a grand entrance adorned with elegant granite pillars, adding an air of sophistication and privacy to the property. The tarmac drive provides ample parking space for three cars side by side, with additional parking for approximately four more vehicles on the driveway. Conveniently located close to the parking area, a small granite outbuilding offers practical storage solutions for outdoor equipment and tools.

As you step in, you are welcomed by a bright and airy dining room with French doors that lead out to the charming garden. The dining room seamlessly flows into the living room, which features a lovely bay window, allowing natural light to flood the space and offering views of the beautiful surroundings. Adjoining the dining room is a well-equipped fully fitted kitchen with a central island and breakfast bar. From the kitchen, French doors open to a terrace that is perfect for al fresco dining.

On the upper floor, you will find three well-appointed bedrooms including an en suite principal bedroom with French doors opening to a balcony with views across the magnificent gardens. Bedroom two and bedroom three are both double-sized rooms, providing ample space for relaxation and rest, again enjoying views across the gardens. Additionally, there is bedroom four, which could serve as a study or a small double bedroom.

The recently replaced house bathroom is elegantly designed, featuring a V & B bath, large shower, WC, and a basin in a vanity unit. With high-quality fixtures and fittings, the bathroom offers a luxurious and comfortable bathing experience.







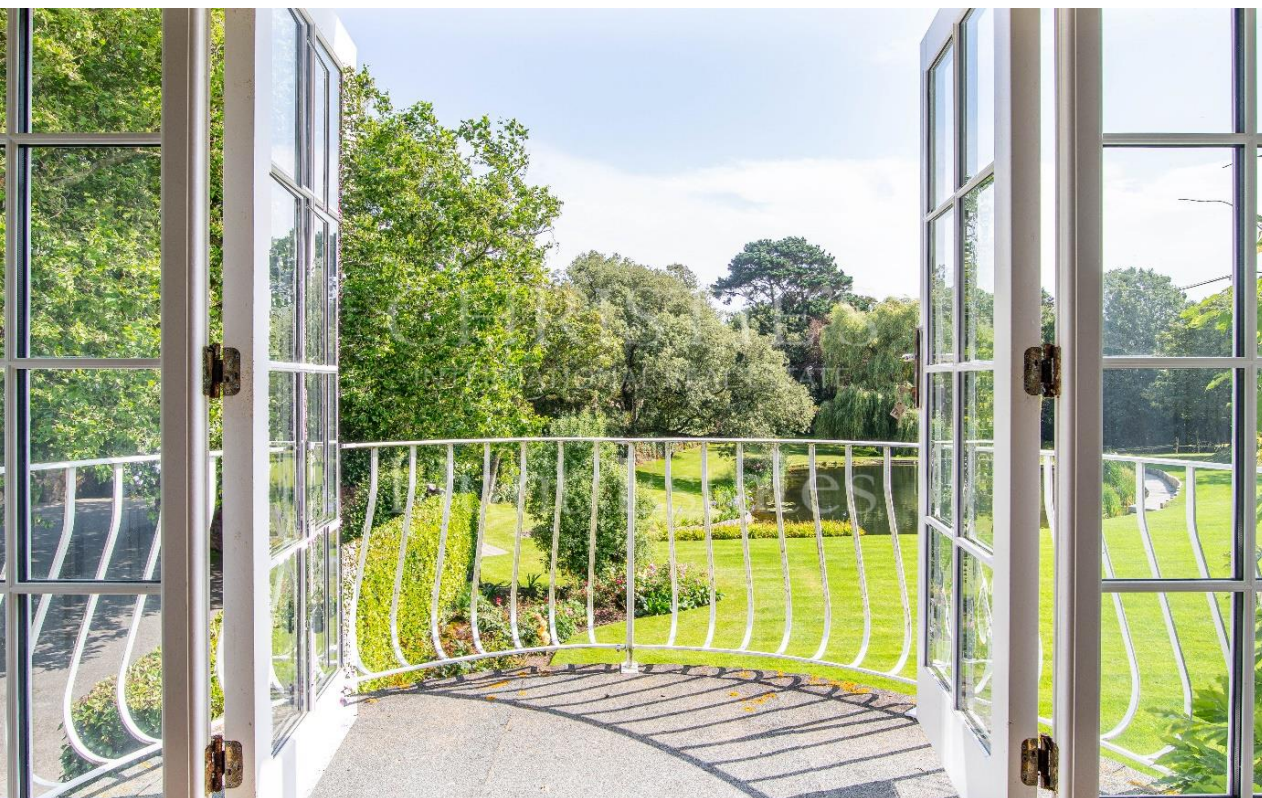












The gardens surrounding the house are a true highlight, featuring magnificent specimen trees and a level lawn that provides an excellent space for outdoor activities and relaxation, all enclosed by walls and fencing.

One of the main attractions is the large pond with its central fountain, adding a further touch of tranquillity to the property. The pond features a beautiful waterfall that cascades down to a second pond, creating a soothing and picturesque water feature. It's a magnet for bird life including ducks, coots and more occasionally pheasant, heron, and marsh harrier.

Continuing its journey, the stream wends its way down through cleared woodland which also forms part of the property, making it a haven for nature enthusiasts and those who appreciate the beauty of the outdoors.

The ponds have recently been relined to ensure their pristine condition, both ponds forming an integral part of local area surface water management, whilst adding a unique touch to the overall landscape.

An area of West facing meadow offers elevated views over agricultural land, this area having consent for use as lawn or for fruit trees.















FEATURES

- Four-bedroom detached house
- Two-bathrooms plus cloakrooms
- Enclosed landscaped gardens
- Area of woodland & meadow
- Ideal for dog lovers
- South facing mellow granite house
- Driveway approach from a rural lane

INFORMATION

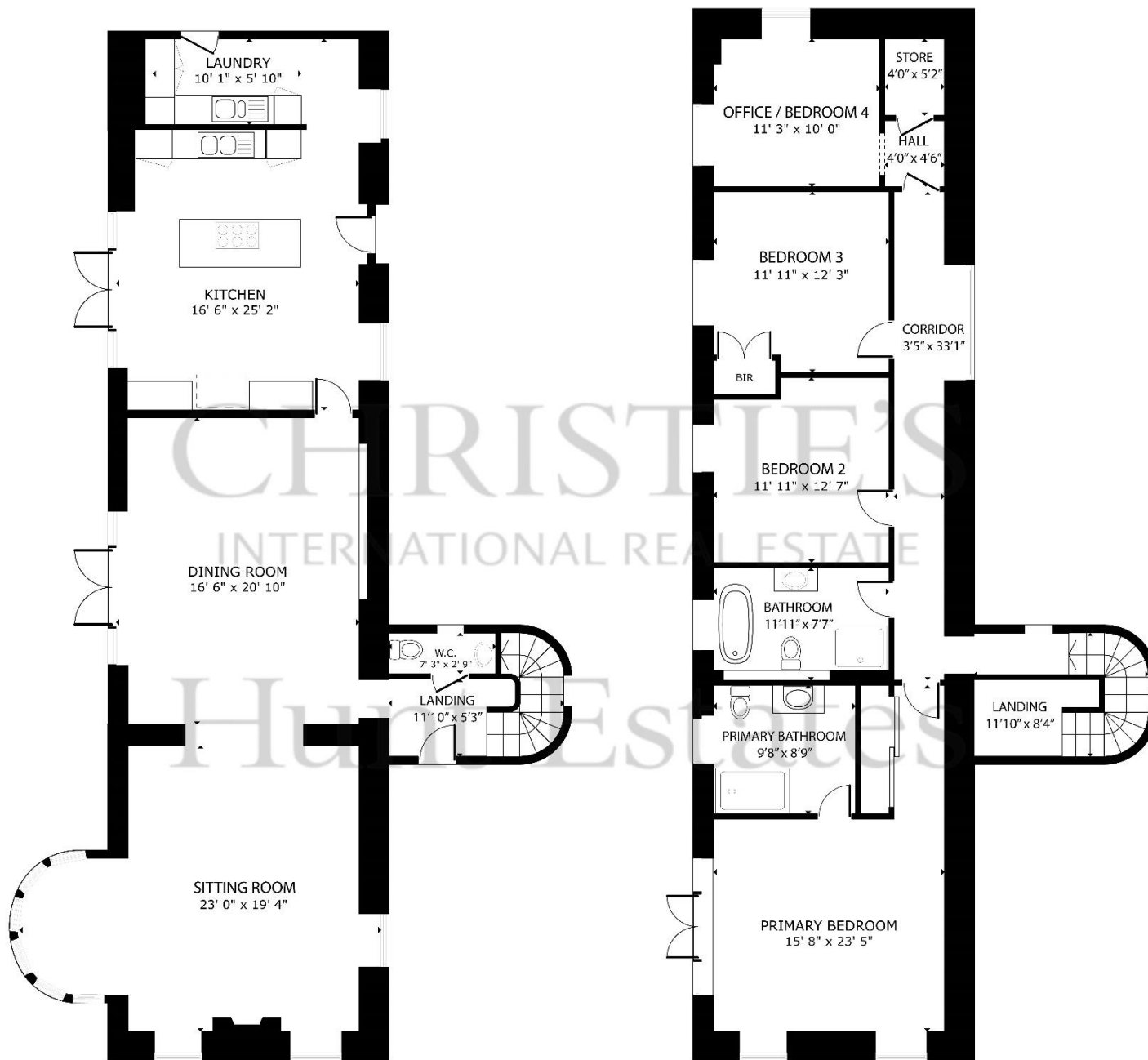
- Borehole water supply
- Septic tank/Soakaway drainage
- Oil fired central heating
- La Tourelle ponds receive surrounding area surface water
- 2x Ponds form part of water management system
- Garden irrigation system
- Entire granite house externally repointed in 2022
- Parking for 7 cars
- Parish rates for 2023 £864.56
- Freehold and Entitled/Licensed



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GROSS INTERNAL AREA
FLOOR 1 1,279 sq.ft. FLOOR 2 1,213 sq.ft.
TOTAL : 2,492 sq.ft.

SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.

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