

MISREPRESENTATION ACT 1967.

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A truly unique opportunity to acquire this partially converted stone built former Tannery situated within a popular hamlet and offering HUGE SCOPE FOR FURTHER DEVELOPMENT. Comprising; living room, dining kitchen, sitting room, two bedrooms and bathroom, the current living accommodation however only represents around one third of the overall building and the ATTACHED UNCONVERTED BARNs could easily create additional accommodation. Double Garage and driveway parking sitting within an overall plot of circa 3/4 acre.

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**DINING ROOM**

13'9 x 10'1 (4.19m x 3.07m)  
Double glazed window, stable door, fireplace with cast iron glass fronted stove, stone flagged flooring, radiator, step up to;

**FITTED KITCHEN**

13'9 x 8'9 plus recess (4.19m x 2.67m plus recess)  
Base mounted units with work surfaces over and tiled splash backs, Belfast style sink unit with mixer tap, space for range style cooker with extractor above, space for fridge/freezer, double glazed window, pantry with shelving, tiled flooring, spiral staircase to first floor.

**LIVING/DINING ROOM**

19'11 x 15'2 (6.07m x 4.62m)  
A spacious room with two glazed windows, fireplace with cast iron stove, wooden mantel and stone effect hearth, two radiators, stairs to first floor, three wall light points, exposed ceiling beams.



**DOWNSTAIRS WC**

Enclosed cistern WC, vanity wash hand basin, sash window, electric wall heater, tiled flooring.

**UTILITY ROOM**

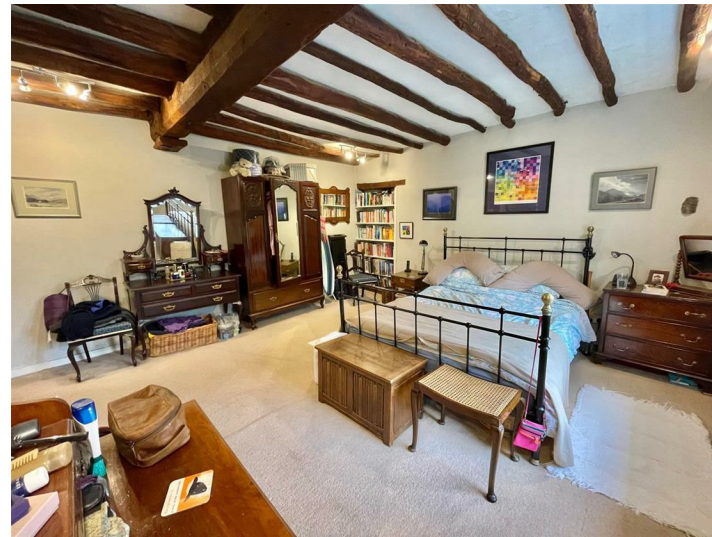
20'3 x 11'3 (6.17m x 3.43m)  
Wall and base mounted units with work surfaces over, double bowl single drainer sink unit with mixer tap, space for washing machine, space for tumble dryer, space for American style fridge/freezer, floor mounted oil fired boiler, radiator, glazed window, door leading to barn two.

**FIRST FLOOR LANDING**

Accessed from the living room, exposed beams, door to;

**BEDROOM ONE**

16'9 x 15'3 (5.11m x 4.65m)  
Glazed window, exposed beams, radiator, heated towel rail, door to;



**BATHROOM**

Corner bath with shower fittings over, low level WC, pedestal wash hand basin, radiator, ceiling beams, wood effect flooring.

**FIRST FLOOR SITTING ROOM**

13'7 x 11'11 (4.14m x 3.63m)  
Accessed from the spiral staircase, two glazed windows, radiator, stripped wood flooring, airing cupboard with hot water cylinder, door to bedroom two and door accessing barn one.

**BEDROOM TWO**

13'7 x 11'5 (4.14m x 3.48m)  
Glazed window, radiator.

**BARN ONE**

20'4 x 16'4 (6.20m x 4.98m)  
Glazed window, vaulted ceiling with exposed beams, including the void above bedroom one.



**BARN TWO - GROUND FLOOR**

24'3 x 23'2 overall (7.39m x 7.06m overall)  
Accessed from the utility room - door to outside, access to rear passageway (with doorway and two radiators) and stairs leading to upper floor.

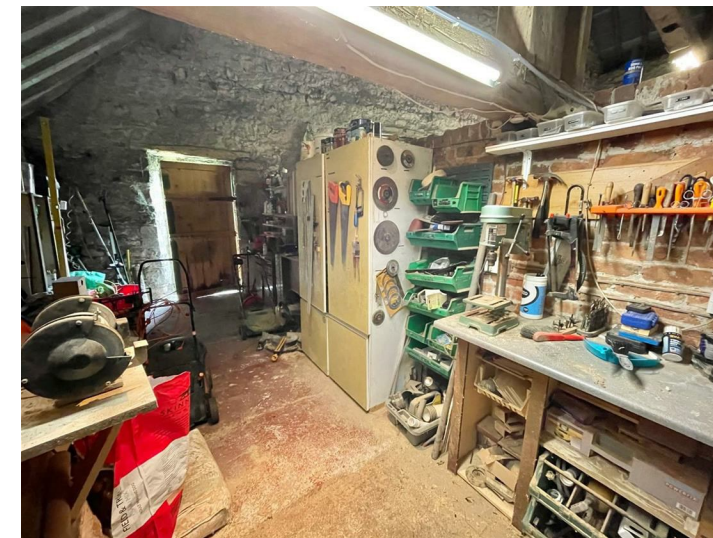
**BARN TWO - FIRST FLOOR**

27'10 x 23'1 (8.48m x 7.04m)  
Maximum head height around 25ft, glazed window, vaulted ceiling, exposed beams allowing access to workshop area.



**WORKSHOP**

31'3 x 9'8 (9.53m x 2.95m)  
Door to side aspect and shelving areas.



**EXTERNALLY**

The property is approached via a gated driveway providing ample off road parking and leading to the garage. There is garden frontage and access towards the rear garden.

The rear garden is of a good size with pebbled patio area, laid to lawn with borders, greenhouse with electric power and lighting together with cold water tap, there is also a woodland area located towards the rear of the plot.



**DETACHED DOUBLE GARAGE**

25'9 x 15'2 (7.85m x 4.62m)  
Double opening doors, power and lighting, glazed window. Plus small storage outhouse with oil tank storage to the rear.



**GARDEN FRONTAGE**

