



Main Street
Reedness
DN14 8EW

£485,000

- Equestrian Property
- 5 Acres, 4 Stables, Tack Rm
- Paddock & Floodlit Ménage
- Heated Swimming Pool
- 4 Beds & En Suite
- Spacious Dining Kitchen
- Superb Tiled Bathroom
- EPC Rating C

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PROPERTY SUMMARY

Housesetc Reedness- Beautifully presented high quality, south facing detached house, ideally equipped for equestrian use includes; 4 stables, tack room, separate access for horsebox, 5 acre paddock, floodlit ménage with flexi ride & silica top and good access to bridleways & riverbank rides, heated dog kennel & run. Potential livery. The property benefits from heated outdoor swimming pool with retractable roof, energy-efficient Upvc DG, oil fired combi boiler. The accommodation comprises: entrance lobby, cloakroom, lounge, spacious modern dining kitchen, utility and sitting room with doors into garden. To the first floor a spacious landing gives access to four double bedrooms, master with modern en suite shower room and a superb, tiled house bathroom with shower & spa bath. Viewing is essential

ENTRANCE

Solid wood effect composite front entrance door leads into

ENTRANCE LOBBY 5' 5" x 5' 8" (1.65m x 1.73m)

Benefits from coving to the ceiling, contemporary ceiling mounted light, good quality machined oak flooring, Upvc double glazed window overlooking the front and internal doors leading off.

GROUND FLOOR W.C 5' 6" x 3' 7" (1.68m x 1.09m)

With flooring running through from hallway, stainless steel ladder style towel radiator, Upvc double glazed opaque window to the front and contemporary ceiling mounted light. Fitted with modern white suite comprising low level flush w.c, and vanity wash hand basin with mixer tap, co-ordinating ceramic splash back tiling set in white high gloss unit.

LOUNGE 10' 10" max x 20' 7" min (3.3m x 6.27m)

With feature alcove fire place incorporating individually designed sculpture wood effect stone beam mantle and raised solid granite hearth houses multi fuel wood burning stove. Good quality machined oak flooring running through from hallway, coving to the ceiling, contemporary ceiling mounted lights and matching wall lights, radiator, Upvc double glazed windows to both front and side, useful under stairs storage cupboard with fitted power points, stairs rising to first floor accommodation and internal door leading off into

DINING KITCHEN 19' 0" max x 19' 5" max (5.79m x 5.92m)

Spacious fully fitted L shaped dining kitchen with a good variety of coloured wall and base units with brushed chrome effect door and drawer furniture incorporates integrated double fridge freezer, plumbing for automatic washing machine and space for dryer, pan drawers and space saving pull out storage units. 1 & 1/2 bowl coloured resin sink with contemporary style mixer tap to include spray attachment, solid block effect food preparation surfaces and matching splash backs, fitted under cupboard display lighting, space for Range cooker with fitted cover hood above, impressive tiled flooring, recessed ceiling spot lights, radiator and Upvc double glazed with fitted blinds give stunning views to the rear. Double doors lead into sitting room and additional room leads into

UTILITY ROOM 11' 1" x 8' 7" (3.38m x 2.62m)

Ceramic flooring running through from kitchen, fitted base unit and storage drawers, brushed chrome style door and drawer furniture set under solid block work surface. Worcester oil fired combi boiler, Upvc double glazed window to the side with fitted blind and solid timber effect composite side entrance door leads to useful enclosed yard

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area.

SITTING ROOM 20' 2" x 12' 2" (6.15m x 3.71m)

With feature log burning multi fuel stove set on solid granite hearth, coving to the ceiling, ceiling mounted fan light, radiator, Upvc double glazed window to the side and Upvc double glazed double doors opening out onto decking area.

FIRST FLOOR ACCOMMODATION

STAIRS AND LANDING

Turning staircase comprising of turned timber spindles and balustrade above leads to impressive and extremely spacious landing which benefits from machined oak flooring, twin contemporary ceiling mounted lights, two radiators, arched Upvc double glazed window to the front and internal doors leading off.

BEDROOM ONE 20' 1" x 12' 3" (6.12m x 3.73m)

With good quality dark oak effect laminate wood flooring, coving to the ceiling, ceiling mounted fan light, two radiators, Upvc double glazed window to the side with fitted vertical blind and Upvc double glazed window to the rear provides outstanding views over ménage and paddock to the rear.

EN- SUITE 8' 10" x 6' 0" (2.69m x 1.83m)

Beautifully present modern en-suite shower room benefits from tiled effect laminate wood flooring, stainless steel ladder style towel radiator and Upvc double glazed opaque window with fitted vertical blinds to the rear. Fitted with modern white suite comprising dual low level flush w.c, vanity wash hand basin set in double white high gloss unit with contemporary mixer tap and walk in shower with fitted 'MX' electric shower and glazed display shelving.

BEDROOM TWO 15' 10" max x 12' 5" max (4.83m x 3.78m)

Spacious bedroom benefits from coving to the ceiling, radiator, twin ceiling mounted lights and Upvc double glazed window over looking the front.

BEDROOM THREE / OFFICE 11' 0" x 13' 7" (3.35m x 4.14m)

Third double bedroom with ceiling mounted spot light, radiator and Upvc double glazed window over looking the front.

BEDROOM FOUR 11' 6" max x 13' 7" (3.51m x 4.14m)

Fourth double bedroom having coving to the ceiling, radiator and Upvc double glazed window to the side.

BATHROOM 8' 8" x 13' 2" (2.64m x 4.01m)

Superb spacious house bathroom benefits tiled effect laminate wood flooring and high quality porcelain tiled walls, substantial stainless steel ladder style towel radiator, recessed ceiling spot lights and Upvc double glazed opaque window with fitted roller blind to the rear. Fitted with modern white suite comprising dual low level flush w.c, spa bath and independent step in tiled shower cubicle with Myra electric shower.

EXTERNAL

FRONT

To the front of the property is a brick built perimeter wall and pillars leading to concrete driveway providing multi vehicle off street parking with additional parking provided by pebbled area, quality timber perimeter fencing incorporating concrete posts and gravel boards to one side and timber fencing to the left hand side. Concrete driveway leads to integral garage with up and over door having the benefit of both power and light connected with solid timber effect composite personal entrance door to the side. Concrete walkway to the left hand side with outside security lights and timber pedestrian access gate leads to the rear. To the left hand side of the property are double 12 ft timber vehicular access gates leading to side, paddock and stables.

STABLES & PADDOCK 12' 0" x 12' 0" (3.66m x 3.66m)

Two 12'0 x 12'0 stables fitted with power and light and additional tack / feed room with power and light, whilst to the front is an additional integral small goat stable. The paddock is fully enclosed with timber fencing and with double timber farmyard gates to the rear leading into further paddock area with timber storage shed set on concrete base and fully enclosed dog run with timber kennels, fitted with heating.

To the bottom of the paddock is a further two 12'0 x 12'0 timber stables set on concrete base having the benefit of both power and light connected, leading off the paddock is a fully enclosed floodlit 20m x 40m ménage with flexi ride and silica topping. Beyond the ménage can be found 5 acres of fully enclosed level paddock with professional stock fencing and electric fencing. To the bottom of the paddock is an adventure play area and young orchard planted with peach, plumb, pear and apple trees. Immediately behind the property is a raised timber decking area with turned timber spindles and balustrade above with fitted flood lights, step down to mature lawned garden with well stocked gravel borders a further raised timber decking area, and step up to raised decking area which houses

SWIIMING POOL 30' 0" x 15' 0" (9.14m x 4.57m)

Covered heated swimming pool with retractable roof for



both summer and winter use, the pool has a depth of approximately 4.5 ft.

TENURE

The vendor has advised us that the property for sale is Freehold, obviously this should be checked with your legal advisor prior to commitment to purchase.

HEATING AND APPLIANCE

The Heating and Appliances have not been tested by Housesetc.

We would recommend that all the information that we provide regarding this property is verified by yourself. We do not inspect deeds and therefore any references to right of way etc need to be confirmed.

LOCATION

Directions-Leaving our office on Pasture Road turn left at the traffic lights onto Boothferry Road, head over the railway lines and then immediately turn right onto Mariners Street. Keep right onto Coronation Street. Follow the road where the road name changes to Lower Bridge Street and then to Bridge Street follow through the village until turning left at the mini roundabout onto Church Lane at the top take a right into the village of Reedness where the property is on the right hand side and can be easily identified by our Housesetc For Sale Board.

Council Tax:





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