



Hall Lane
Airmyn
DN14 8LF

£475,000

- Charming Country Cottage
- Five Double Bedrooms
- Three White Bathrooms
- Variety Of Outbuildings
- Extensive Mature Gardens
- Multi Vehicle Parking
- Viewing Essential
- EPC Rating C



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'...WE LOVE SELLING HOUSES' PROPERTY SUMMARY

Charming cottage, believed to date back to the 17th century in parts, this beautiful property benefits from five double bedrooms, en suite, groundfloor & first floor bathrooms plus additional groundfloor W.C., lounge, snug, garden room, sitting room & dining kitchen. Outside the property boasts parking for up to 8 vehicles, outbuildings include; former stable, tack room & pig sty, there are mature lawned gardens to side & rear and a good variety of fruit trees. No onward chain.

ENTRANCE Impressive timber side entrance door with glazed insert leads into

ENTRANCE HALLWAY Superb cottage style entrance hallway with exposed beams to the ceiling, timber framed double glazed window to the side, double central heating radiator, attractive staircase rising to first floor accommodation and stripped doors leading off.

GROUND FLOOR W.C. 5' 5" x 6' 2" (1.65m x 1.88m) With exposed beams to the ceiling, central heating radiator, electric extractor fan and good quality white suite with antique effect fittings comprising low level flush W.C. and pedestal wash hand basin with coordinating ceramic splash back tiling.

SNUG 7' 6" x 16' 8" (2.29m x 5.08m) With exposed beam to the ceiling, fitted timber shelving, fitted timber storage cupboard housing gas central heating boiler, double central heating radiator, timber framed double glazed window to the side and additional timber framed double glazed window overlooking the front garden. Snug opens into

LOUNGE 19' 4" x 13' 9 max" (5.89m x 4.19m) With black original Victorian style fire surround with coordinating raised tiled hearth housing cast iron open fire, impressive beams to the ceiling, double central heating radiator and stripped door into inner hallway. Lounge opens into

GARDEN ROOM 5' 3" x 10' 6" (1.6m x 3.2m) With excellent views over the rear garden this garden room is an ideal area for reading. With tiled flooring, double central heating radiator, exposed beam, timber framed double glazed window to the side and timber framed double glazed window to the side and timber framed double glazed patio doors providing excellent views over the rear.

INNER HALLWAY With exposed beams to the ceiling, central heating radiator and timber framed double glazed window with distressed timber window sill providing views over the rear garden. Authentic timber door with latch handle leads into

DINING AREA 18' 2" x 14' 0" (5.54m x 4.27m) Attractive feature brick fireplace with fitted Victorian cast iron fire surround and raised brick hearth housing open fire. Impressive stripped and polished floorboards, beams to the ceiling, timber framed double glazed window providing views over the front garden and timber framed double glazed patio doors provides access and views over the rear garden. Impressive solid timber arched door leads into sitting room whilst exposed beamed archway leads into

KITCHEN AREA 13' 2" x 7' 2" (4.01m x 2.18m) Cottage style kitchen with fitted white high gloss units with Gothic style door furniture, marble worktops and draining board,



Armitage Shanks Belfast style sink with antique effect taps, tiled flooring and matching ceramic tiled splash backs, exposed beam to the ceiling, timber framed double glazed window to the front.

SITTING ROOM 19' 0" x 10' 4" (5.79m x 3.15m) Benefits from fitted original Victorian cast iron open fire place and raised tiled hearth with impressive oak hardwood flooring, exposed beams to the ceiling, central heating radiator, timber framed double glazed window providing views over the rear garden whilst timber framed double glazed double doors provide access and views to the front garden. Timber door with latch handle leads into

INNER HALLWAY With exposed beams to the ceiling, access to roof void, central heating radiator and internal doors leading off.

GROUND FLOOR BEDROOM THREE 10' 10" x 12' 8" (3.3m x 3.86m) Benefits from charming exposed beams to the ceiling, central heating radiator and timber framed double glazed window with solid timber window sill providing views over the rear garden.

GROUND FLOOR BEDROOM FOUR 9' 8" x 12' 5" (2.95m x 3.78m) With attractive exposed beams to the ceiling, central heating radiator, timber framed double glazed window with solid timber window sill provides views over the front garden.

GROUND FLOOR BATHROOM 8' 6" x 7' 11" (2.59m x 2.41m) Good sized ground floor bathroom with high quality white suite incorporating antique effect fittings comprising low level flush W.C., panelled bath with mixer tap, telephone style shower attachment and coordinating ceramic splash back walls to dado rail height, pedestal wash hand basin with mosaic effect splash back tiling and independent step in curved shower cubicle with mains fed shower and ceramic tiled splash backs, exposed beams to the ceiling, electric extractor fan, timber framed double glazed Velux roof window and contemporary style vertical radiator.

GROUND FLOOR BEDROOM FIVE/OFFICE 11' 9 max" x 16' 9 max" (3.58m x 5.11m) Benefits from impressive solid wood flooring, double central heating radiator, useful storage cupboard ideal for wardrobe, timber framed double glazed window to the side and timber framed double glazed double doors opening out and providing views over the rear garden.

FIRST FLOOR ACCOMMODATION

STAIRS AND LANDING Staircase with polished timber handrail leads to spacious and extremely light landing with

fielded panelling, good sized twin timber framed double glazed Velux roof windows and timber framed double glazed windows to the side, double central heating radiator, two double integral fitted wardrobes and internal doors leading off.

MASTER BEDROOM 14' 11 max" x 13' 9 min" (4.55m x 4.19m) Impressive master bedroom benefits from authentic stripped and polished floorboards, access to roof void, raised timber floored alcoves with good sized twin timber Velux roof windows to the front and double central heating radiator. Internal timber latched handled door leads into

EN SUITE 7' 0" x 8' 10" (2.13m x 2.69m) Impressive full en suite bathroom benefits from charming exposed beams, central heating radiator and timber framed Velux roof window to the rear. Good quality white suite with antique effect fittings comprising low level flush W.C. and pedestal wash hand basin with mosaic style splash back tiling, 'P' shaped shower bath, mosaic style splash back tiling, mixer tap and telephone style shower attachment with fitted mains fed shower.

BEDROOM TWO 8' 3" x 13' 9" (2.51m x 4.19m) With attractive stripped and polished floorboards, double central heating radiator, twin turret style windows with good sized timber framed double glazed Velux roof windows to the rear.

FIRST FLOOR BATHROOM 9' 8 max" x 7' 1 max" (2.95m x 2.16m) Attractive house bathroom with good quality white suite with antique gold effect fittings comprising low level flush W.C., pedestal wash hand basin with splash back tiling and panelled bath with mixer tap, telephone style shower attachment and fitted Myra electric shower with coordinating ceramic splash back tiling. With central heating radiator, fitted shelved storage cupboard housing hot water cylinder, colour wash stripped timber flooring, picture rail and timber framed double glazed Velux roof window to the front.

EXTERNAL

FRONT The property is accessed via a private lane where to the right hand side is a multi vehicle parking area for up to 8 vehicles. To the front of the property is an attractive timber picket fence with double timber vehicular access gates to the left hand side leading to stone block driveway. To the right hand side timber rose arch and timber pedestrian access gate lead onto pebbled walkways and low maintenance front garden with an excellent variety of mature shrubs, plants and trees. Immediately to the right hand side is a secure brick built storage unit (workshop/secure store - former pig sty) having the benefit of both power and light



connect with stone block paved flooring. To the left hand side of the property arched doorway leads to former stable having the benefit of both power and light connected with adjoining arched doorway leading to tack room again with power and light connected. The front garden benefits from outside lights and cold water supply.

SIDE To the right hand side is a lawned area with extremely well stocked raised borders and additional wrought iron pedestrian access gate leads to paved walkway and front door.

REAR To the rear is a beautiful and mature well stocked lawned garden which exceeds beyond the full width of the property with a combination of timber perimeter fencing, shrub hedge and brick built retaining wall with a vast variety of mature shrubs, plants and trees, there is also a supply of fruit trees including apple, blackberry and pear. Stone paved patio area with steps down onto lawn and gravelled walkway running the full width of the property with outside security lights.

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.

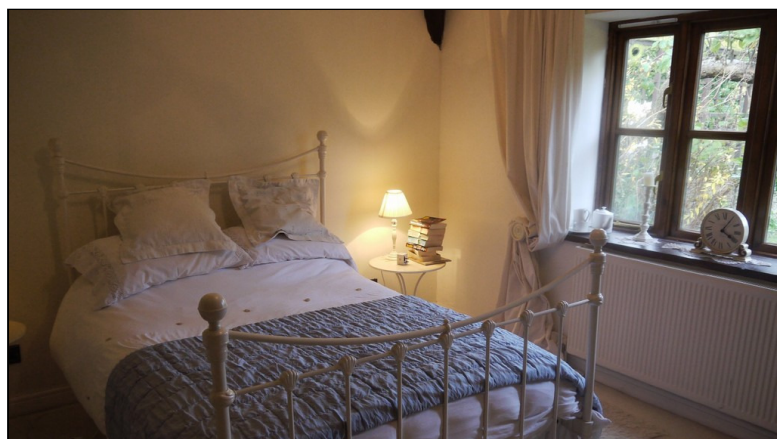
HEATING AND APPLIANCES The Heating and Appliances have not been tested by Housesetc.

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 Leaving our office on Pasture Road turn left on to Centenary Road at the mini roundabout. Turn right on to A614 / Airmyn Road. Turn left on to Ferry Lane and turn left on to Bridge Road. Follow into the village of Airmyn where the road name changes to High Street. Turn left down Hall Lane where the property is on the left hand side.

Council Tax: E

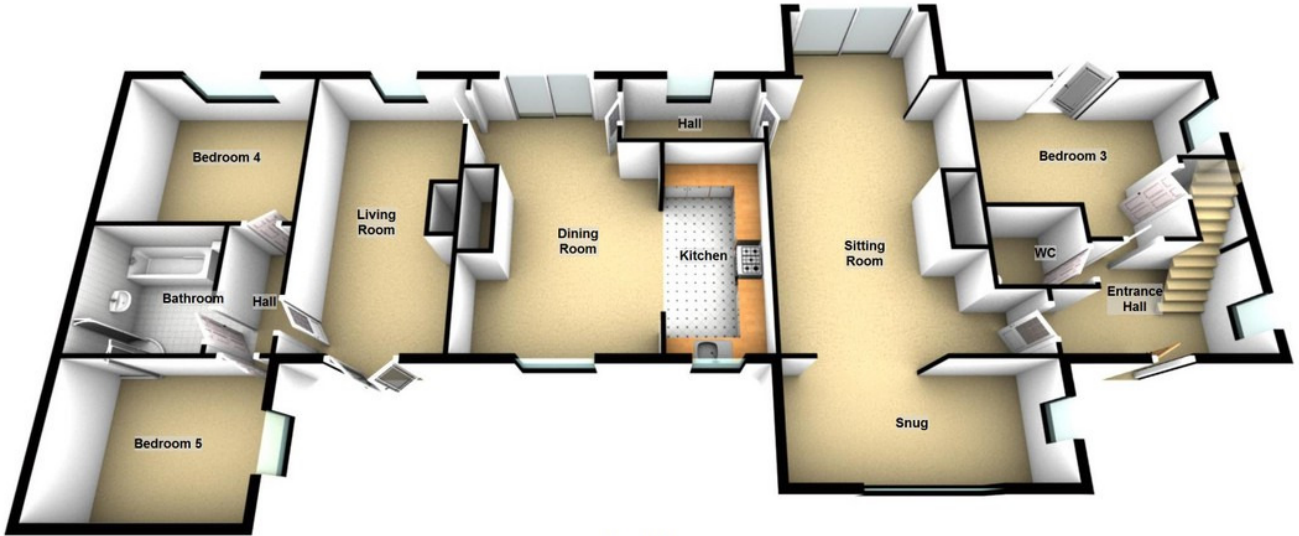




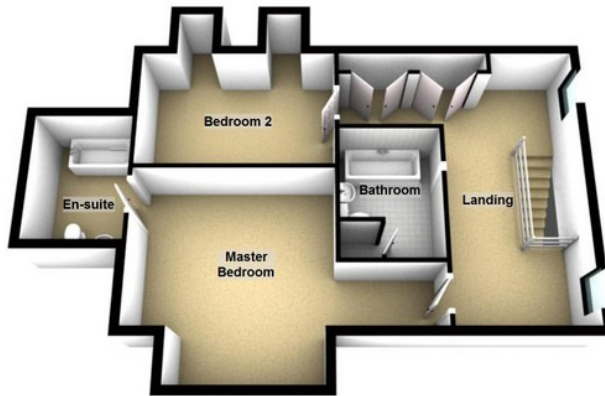
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Ground Floor



First Floor



All floorplans and measurements are provided for information purposes only. Plans should not be scaled from or used as reference.
Plan produced using The Mobile Agent.

