





BROOKSIDE • CAUSEWAY ROAD • BROUGHTON • PE28 3AS

Guide Price £850,000

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This truly stunning Grade II Listed country house offers substantial character accommodation in excess of 4000 sq ft.

The house retains many character features with masses of exposed timber work and several notable fireplaces. The house exhibits a fabulous boutique finish throughout with some lovely polished Limestone floors and bespoke Oak joinery throughout.

The house is centred around an impressive hand built Shaker style kitchen/family room with five further reception rooms, four bedrooms, two with re-fitted ensuites. The family bathroom is a show piece with stunning copper and nickel roll top bath. The attention to detail throughout the property is exceptional.

Outside the gardens are private and mature, extending to approximately 0.4 of an acre (subject to measured survey) with views over the village church and open fields to the front. There is ample parking provision and substantial detached barns within the grounds. The barns offer an array of uses and could with relevant planning permission and listed buildings consent be further developed.

Overall an outstanding period home within one of the areas premium conservation villages.





HEAVY PANEL PART GLAZED FRONT DOOR TO

ENTRANCE HALL

Brick pargett flooring, exposed timberwork, wall light points, cupboard storage housing meters, inner door to

LIVING ROOM

15' 9" x 15' 5" (4.80m x 4.70m)

Full height sash picture window to front aspect, central grand inglenook fireplace with exposed brickwork chimney feature and original oven recess with timber bressumer over and inset wood burner, exposed brick pargett flooring, steps lead to secondary staircase to first floor, exposed structural timberwork, wall light points, inner door to

STUDY

15' 7" x 8' 4" (4.75m x 2.54m)

Exposed 'A' frame structural timberwork, double panel radiator, picture window to garden aspect, brick pargett flooring.

SITTING ROOM

19' 11" x 15' 2" (6.07m x 4.62m)

Exposed Oak beam work and structural timbers, central inglenook fireplace with timber bressumer over and brickwork hearth with inset wood burner, shelved display recesses, full height sash picture window to front aspect, wall light points, polished limestone floors, inner door to

SNUG/OFFICE

10' 6" x 7' 11" (3.20m x 2.41m)

High vaulted ceiling with exposed timberwork, sash picture window to front aspect, bespoke Oak joinery, polished limestone flooring.

FAMILY ROOM

17' 3" x 15' 6" (5.26m x 4.72m)

Central fireplace recess with inset wood burner, sash picture window to garden aspect and picture window to side aspect, wall light points, exposed structural timberwork, exposed ceiling timbers, original fitted cabinetry, polished limestone flooring, latch door to

SECONDARY ENTRANCE HALL

4' 7" x 3' 10" (1.40m x 1.17m)

Original panel door with original strap hinges, exposed timberwork, wall light points, polished limestone flooring.

INNER HALL

10' 4" x 7' 1" (3.15m x 2.16m)

Primary Oak staircase to first floor, radiator with decorative cover, wall light points, exposed structural beam-work, understairs storage cupboard, polished limestone flooring.



FAMILY BATHROOM

10' 8" x 7' 4" (3.25m x 2.24m)

Beautifully re-fitted in a range of white sanitaryware comprising low level WC, pedestal wash hand basin, a stunning centrally positioned roll top nickel and copper bath with wall draining mixer tap, cupboard housing base mounted Worcester Bosch central heating boiler serving hot water system and radiators, exposed Oak timberwork, ceramic tiled flooring.

KITCHEN/BREAKFAST ROOM

26' 3" x 15' 3" (8.00m x 4.65m)

Fitted in a bespoke range of base and wall mounted grey toned cabinets with complementing butchers block work surfaces, inset double bowl ceramic sink unit with mono bloc mixer tap, twin dressers, drawer units, cabinet storage, recessed display shelving, pan drawers, part vaulted ceiling with exposed timbers and recessed lighting, central brickwork chimney feature with timber bressumer, brick hearth and inset wood burner, a light double aspect room with sash picture windows to rear garden, glazed door and picture windows to garden aspect, TV point, space for cooking range, extensive ceramic tiling, a selection of integrated appliances incorporating fridge, freezer, automatic dishwasher, access to secondary loft space, ceramic tiled flooring.

SECONDARY INNER HALL

13' 9" x 4' 5" (4.19m x 1.35m)

Single panel radiator, Oak panel work, picture window to rear garden, polished limestone flooring, secondary stairs extending to first floor.

UTILITY ROOM

8' 4" x 4' 8" (2.54m x 1.42m)

Fitted in a range of base mounted cabinets with complementing butchers block Oak work surfaces, heated towel rail, extractor, recessed lighting, Travertine tiling, Travertine flooring.

FIRST FLOOR LANDING

Exposed structural timberwork, double panel radiator, window to garden aspect, split staircases accessing **Secondary Landing** leading to

PRINCIPAL BEDROOM

15' 5" x 15' 0" (4.70m x 4.57m)

Double panel radiator, sash picture window to garden aspect, exposed structural timbers, door to

EN SUITE SHOWER ROOM

8' 1" x 5' 0" (2.46m x 1.52m)

Fitted in a three piece white suite comprising low level WC with concealed cistern, vanity wash hand basin with mixer tap and cabinet storage, chrome heated towel rail, screened shower enclosure with independent shower unit fitted over, recessed lighting, extractor, composite flooring.



GUEST BEDROOM

16' 5" x 11' 10" (5.00m x 3.61m)

A light double aspect room with sash picture windows to front and side aspects, double panel radiator, exposed Oak timberwork, access to loft space.

GUEST EN SUITE SHOWER ROOM

5' 3" x 5' 0" (1.60m x 1.52m)

Re-fitted in a range of white sanitaryware comprising low level WC, pedestal wash hand basin with mixer tap, screened shower enclosure with independent shower unit fitted over, extractor, recessed lighting, heated towel rail, composite flooring.

BEDROOM 3

15' 9" x 11' 11" (4.80m x 3.63m)

Central inglenook fireplace with inset wood burner with timber bressumer and brick parget hearth, masses of exposed structural timbers, double panel radiator, picture window to front aspect.

BEDROOM 4

11' 6" x 10' 8" (3.51m x 3.25m)

Double panel radiator, exposed structural beam work, picture window to garden aspect, wardrobe recess.





OUTSIDE

The gardens extend to approximately 0.4 of an acre (stms). The frontage is enclosed by neatly tended box hedging, brick walling and is laid to lawn. The extensive driveway gives provision for six to eight vehicles and accesses the barns. Double timber gates gives access to the courtyard/quadrangle part of the gardens. The immediate courtyard gardens are neatly tended with timber sleeper constructed planters stocked with a range of wild flowers. There are two timber log stores, a timber arbour and box hedging divisions. The gardens are primarily lawned with an established orchard with a selection of productive fruit trees and neatly trained Beech hedging. There is a pleasant covered seating area positioned to the side of the barn with its own wood burner offering an ideal al fresco dining area measuring approximately 19' 8" x 8' 2" (5.99m x 2.49m). The gardens are enclosed by high mature boundaries and offers a good degree of privacy.

OUTBUILDINGS

There are two substantial barns positioned adjacent to the house measuring approximately 41' 0" x 37' 5" (12.50m x 11.40m) with power, lighting, single door to the front, sub-divided to provide both workshop and vehicle storage and would suit a classic car enthusiast or potentially a barn conversion subject to relevant planning and listed buildings consent. The secondary part of the barn measures approximately 21' 0" x 11' 2" (6.40m x 3.40m) with door and window to side aspect.

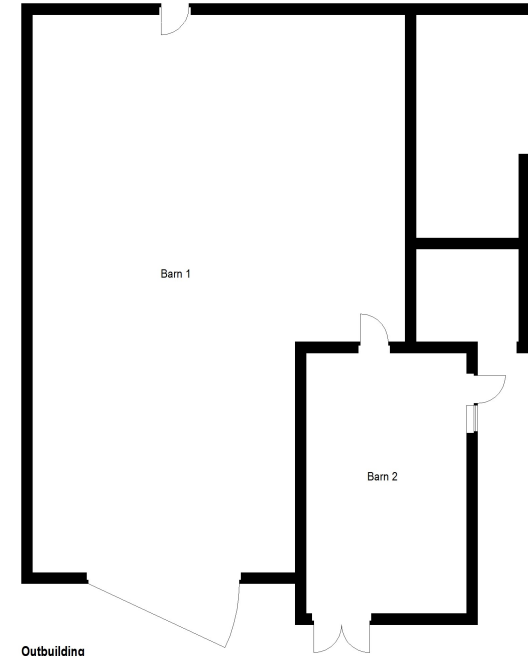
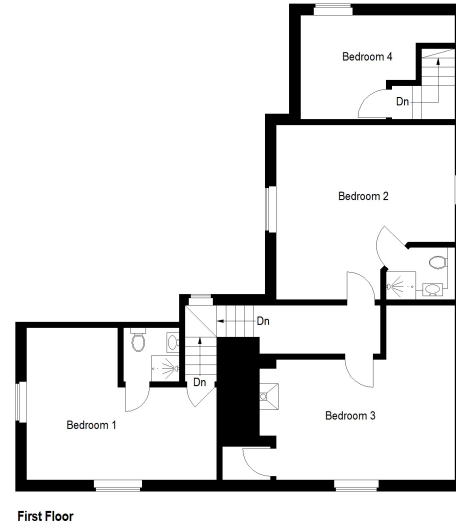
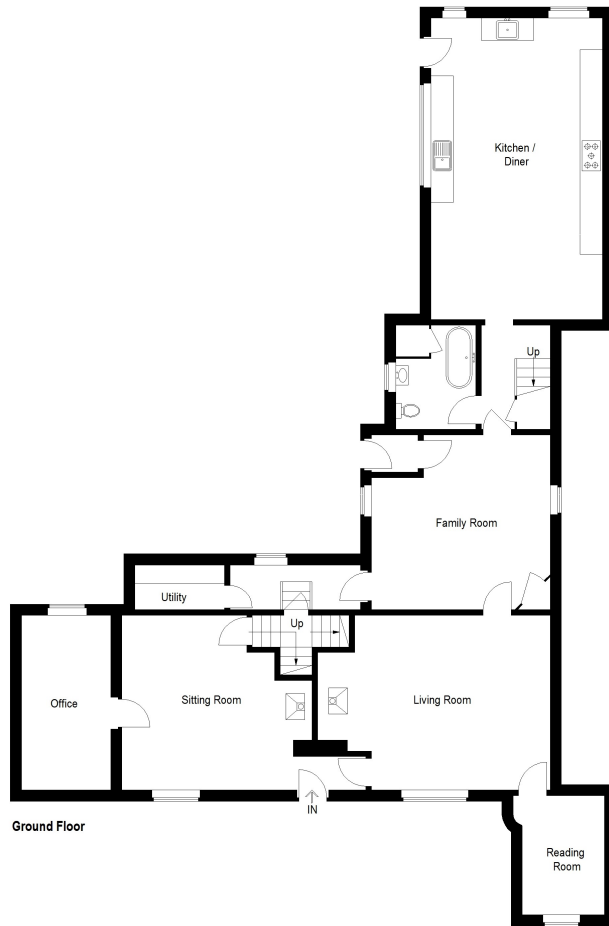
TENURE

Freehold

Council Tax Band - E



Approximate Gross Internal Area = 243.5 sq m / 2621 sq ft
 Outbuilding = 166.0 sq m / 1787 sq ft
 Total = 409.5 sq m / 4408 sq ft



Outbuilding
 (Not Shown In Actual Location / Orientation)

This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions reliant upon them. (ID1118292)
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