





### The Property

Tucked behind mature shrubs, this charming Victorian semi offers surprisingly spacious interiors and a beautifully planted level garden. With multiple outbuildings—including a fully equipped timber home office—and generous rear parking with workshop, it's ideal for remote working or creative pursuits. Now set on a quieter road thanks to recent improvements, it's a private retreat with enduring character.

The accommodation is well presented and in brief comprises of a large entrance porch leading through to a pleasant entrance hall, lounge with bay window, a dining room with open beamed ceiling a large modern kitchen with rear lobby and cloakroom, landing two double bedrooms and bathroom. To compliment the accommodation the garden is a really great feature and for those with a passion for outdoor space this property offers a delightful combination which must be seen to be appreciated.

## Room Descriptions

### Entrance Porch

A five side Upvc porch finished with a timber ceiling and recessed spotlights, French doors, ceramic tiled floor, small paned door leading to the entrance hall.

### Entrance hall

Finished in part with a clay tiled mosaic tiled floor, dado rail, consumer unit, stairs to the first floor with under stair recess and window to the side.

### Lounge

3.3m x 4.0m (10' 10" x 13' 1") Plus a bay window to the front, character open fireplace with a wood burner and tiled hearth, a lovely feature wall with exposed stonework, four uplighters on dimmer switch.

### Dining room

3.8m x 3.0m (12' 6" x 9' 10") Brimming with character, this inviting space features open-beamed ceilings, a garden-facing rear window, and a charming fireplace with marble mantel. Bespoke recessed cabinetry and a graceful archway leading to the kitchen.

### Kitchen

3.99m x 2.67m (13' 1" x 8' 9") Recessed lighting, access to the roof void, well fitted with a large selection of light Grey fronted base units and high level cupboards including tall larder units, Granite effect work surface, one and a half bowl sink unit, windows to two sides, built in Zanussi oven and combination microwave, built in fridge/freezer, space and plumbing for washing machine and space for tumble dryer, four ring LPG gas hob with extractor above, various open shelving, door leading through to the rear lobby.

### Rear Lobby

With window and stable door leading to the garden, door to the cloakroom with low level W.C., downflow electric heater, wash hand basin.

### Landing

With access to the roof space.

### Bedroom 1

3.3m x 3.1m (10' 10" x 10' 2") Fitted with a range of wardrobe cupboards, window to the rear.

### Bedroom 2

3.4m x 3.3m (11' 2" x 10' 10") Window to the front, mock fireplace.

### Bathroom

With window to the front, Fully tiled, towel radiator, panelled bath with Triton electric shower over, corner vanity basin with storage below, low level W.C. extractor vent, downflow heater.

### Outside

A charming approach leads to the entrance porch, with side access to the rear garden and a neat LPG bottle storage nook. At the back, a fully screened and partially covered seating area offers a serene spot to unwind—opening onto a generous lawn flanked by mature shrub borders.

There is a gate leading to numerous outbuildings including a fully equipped timber home office—and generous rear parking with a large workshop/garage, it's ideal for remote working or creative pursuits.

Gravelled parking via a service road offers convenience and privacy, while open fields beyond the rear boundary frame a stunning view of Roche Rock.

### Workshop/Garage

9.0m x 2.6m (29' 6" x 8' 6") With power and light connected, windows, metal up and over door.