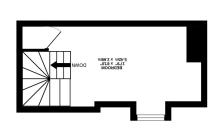
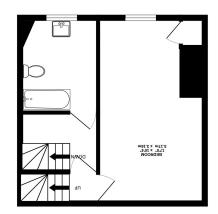
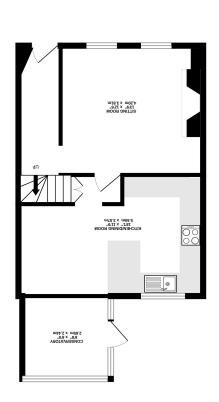


Web: www.keatsfearn.co.uk Email: sales@keatsfearn.co.uk Tel: 01252 718018 15 Downing Street, Farnham, Surrey, GU9 7PB

TOTAL FLOOR AREA: 9988q.ft. (92.7 sq.m.) approx.







England, Scotland & Wales

2ND FLOOR 143 sq.ft. (13.3 sq.m.) approx.

1ST FLOOR 315 sq.ft. (29.3 sq.m.) approx.

GROUND FLOOR 519 sq.ft. (48.2 sq.m.) approx.









## Description

This charming Grade II Listed property, dating back to the 1700s, offers exceptional value and a rare opportunity for the right buyer to unlock its full potential. While the home retains an abundance of character —such as exposed beams, sash windows, and a classic inglenook fireplace—it does require some updating, making it a fantastic canvas to create a truly unique and personalised living space. The ground floor features a front-facing living room with a striking fireplace and exposed beams, providing a warm and inviting atmosphere. This flows into the kitchen/dining area, which benefits from views over the private rear garden. The kitchen includes a range of eye- and base-level units, integrated appliances, and space for freestanding white goods, along with a breakfast bar and dining space at its heart. A conservatory off the kitchen opens onto a charming courtyard—ideal for enjoying outdoor living. Upstairs, the main bedroom overlooks West Street and is complemented by a family bathroom with fitted bath, wash hand basin, and WC. The second floor houses a second bedroom with a beamed ceiling, adding to the home's historic appeal. The garden is predominantly laid to lawn and bordered by mature flowers and shrubs, creating a peaceful setting. A delightful courtyard area with steps leads to the lawn, enhancing the outdoor space's versatility. Situated within a Conservation area, the property benefits from gas-fired heating, all mains services, ultrafast broadband, and mobile signal likely available from all providers outside. With some thoughtful updating, this home offers huge potential to create a beautiful blend of historic charm and modern living, making it excellent value for those looking to invest in a characterful property with scope to personalise.

## **Directions**

Proceed out of Farnham via West Street where 71 can be found along on the right before Manory House.

## **Local Authority**

Waverley Band D







