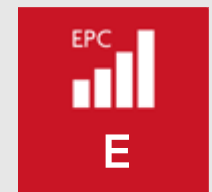
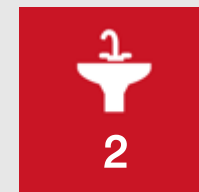
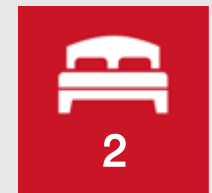
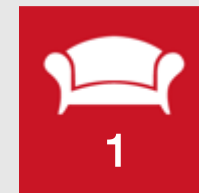




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## Summary

The subjects benefit from triple glazed deep casement style windows, have feature natural wood beams and there are ample storage facilities throughout. The generously proportioned accommodation comprises: entrance vestibule with stable style door, flagstone-floored kitchen with wall and base units and oil fired Aga. A few steps down afford access to the impressive open plan lounge/dining room area with focal point wood burner which also controls the hot water and heating supply. The rear hall leads to the shower/wet room and downstairs bedroom. Taking the open tread stairs from the lounge, there is a spacious upper landing area and generously proportioned master bedroom with an en-suite shower room.

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## Features

- Steading Conversion
- Open Plan Lounge/Dining Room with Kitchen
- Shower/Wet Room
- 2 Double Bedrooms (1 E/S)
- Triple Glazing
- Refurbishment Required
- Good Sized Gardens & Adjacent Paddock Area
- Double Door Garage/Workshop & Old Feedroom Area

## Room Measurements

Lounge 16'0" x 24'4" (4.88m x 7.42m)  
Kitchen 12'5" x 13'9" (3.78m x 4.19m)  
Master Bedroom 13'6" x 14'0" (4.11m x 4.27m)  
Bedroom 2 14'0" x 20'0" (4.27m x 6.10m)  
En-Suite Shower Room 4'6" x 8'9" (1.37m x 2.67m)  
Shower/Wet Room 5'9" x 10'8" (1.75m x 3.25m)

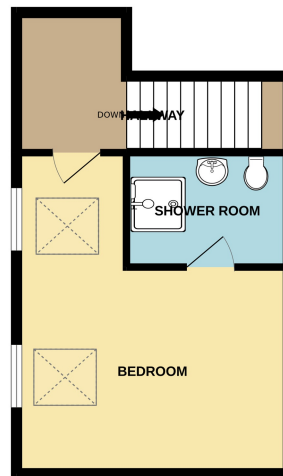


# Floorplan

GROUND FLOOR



1ST FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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