



The Old Manor House, Whitton

£395,000 Freehold

A CHARMING STONE BUILT SEMI-DETACHED COTTAGE • CIRCA 2 ACRE PLOT • FENCED GRASS PADDOCKS • 2 STABLES - DETACHED BARN/3rd STABLE - LARGE DETACHED DOUBLE GARAGE • PEACEFUL VILLAGE LOCATION
• 2 RECEPTION ROOMS • 3 BEDROOMS • MANY ORIGINAL FEATURES • VIEWING IS ESSENTIAL TO FULLY APPRECIATE

Charming 3-bed stone cottage on 2 acres in Whitton with 3 stables, large garage, paddocks, original features, modern kitchen, and spacious living areas. Equestrian facilities included.

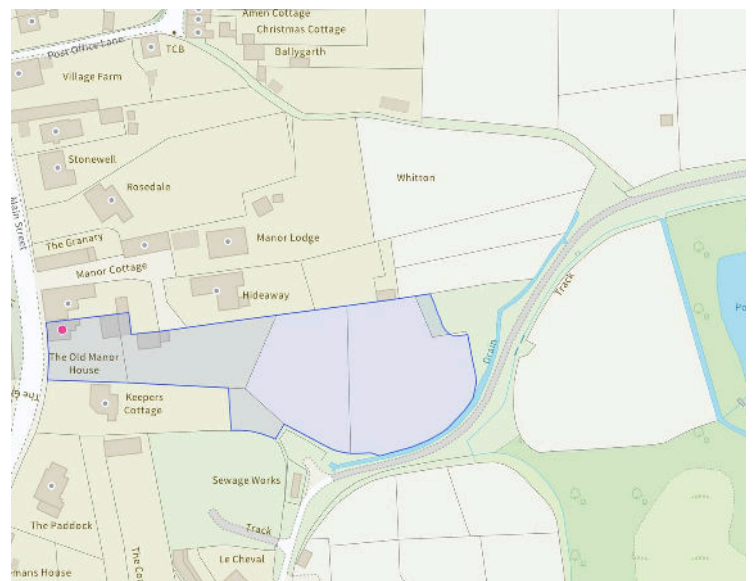
Council Tax band: B

Tenure: Freehold

EPC Energy Efficiency Rating: E

EPC Environmental Impact Rating: F

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- CIRCA 2 ACRE PLOT
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Front Living Room

12' 6" x 22' 2" (3.82m x 6.75m)

Front uPVC double glazed window, matching side French doors, handsome stone built Inglenook fireplace with stone flagged hearth and wooden mantel and a central multi fuel cast iron stove, adjoining storage cupboard, beamed ceiling, under the stairs storage and door leads through to;

Inner Hallway

Built-in storage cupboard, staircase leading to the first floor accommodation and internal panelled and glazed doors leads through to;

Dining Room

12' 4" x 14' 8" (3.75m x 4.47m)

Enjoys a dual aspect with side and rear uPVC double glazed window, tiled flooring, handsome bricked fireplace with stone flagged hearth with beamed mantel and inset multi fuel cast iron stove and a squared opening leads through to;





Kitchen

12' 2" x 7' 9" (3.72m x 2.35m)

With internal single glazed window. The kitchen enjoys a bespoke fitted range of wooden furniture with a matching worktop that incorporates a Belfast ceramic sink unit, space for a Range cooker within a brick surround, continuation of tiled flooring from the dining room and plumbing for appliances.

Utility Room

5' 2" x 10' 1" (1.58m x 3.08m)

Rear uPVC double glazed windows, side stable style glazed door, floor mounted boiler, plumbing for an automatic washing machine, cushioned flooring and doors to;

Cloakroom

4' 7" x 3' 4" (1.40m x 1.02m)

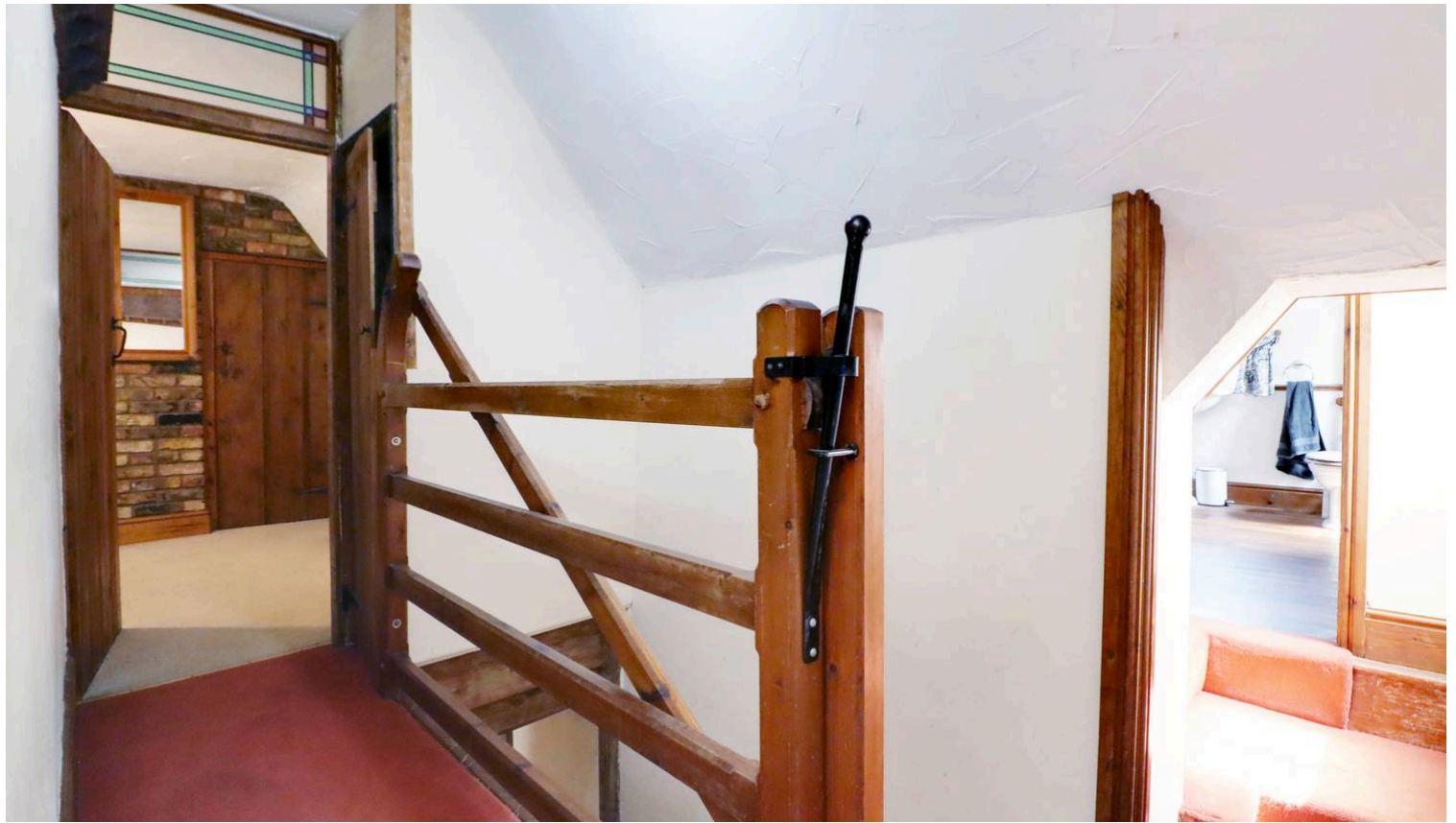
Side uPVC double glazed window with patterned glazing, low flush WC, matching corner fitted wash hand basin and tiled flooring.

First Floor Landing

5' 8" x 8' 6" (1.72m x 2.60m)

Side uPVC double glazed window, loft access, built-in storage cupboard and doors to;





Master Bedroom 1

16' 3" x 9' 3" (4.96m x 2.82m)

Front uPVC double glazed window, double built-in wardrobe and TV point.

Front Double Bedroom 2

10' 6" x 10' 1" (3.19m x 3.08m)

Side uPVC double glazed window and exposed floorboards.

Rear Double Bedroom 3

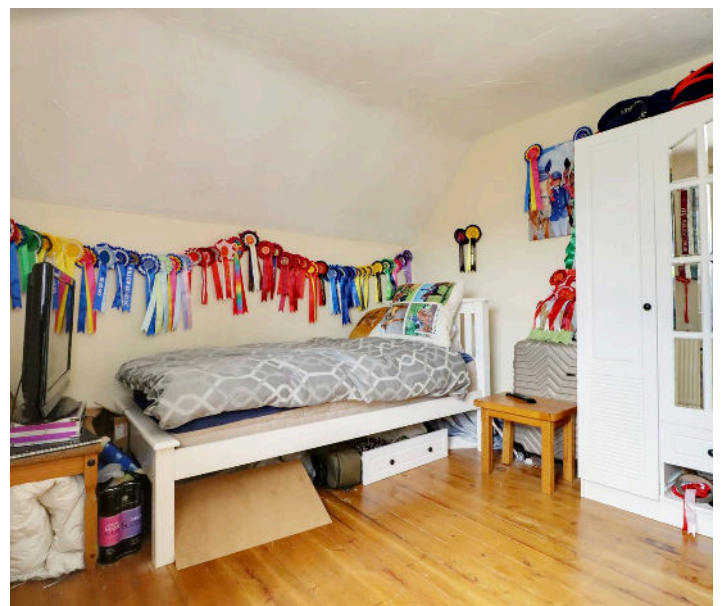
13' 1" x 11' 3" (4.00m x 3.44m)

Rear uPVC double glazed window.

Family Bathroom

9' 8" x 11' 10" (2.95m x 3.60m)

Enjoys a dual aspect with rear and side uPVC double glazed windows, enjoying a quality traditional style suite in white comprising a high flush WC, pedestal wash hand basin, free standing rolled top bath, corner shower cubicle with an electric shower and glazed screen, wooden style cushioned flooring, bespoke fitted storage cabinet with adjoining window seat and feature bricked wall with squared arch separating the bath.





Grounds

The property occupies a broad plot with formal lawned gardens and hard standing seating area with mature planted borders and vehicular access via a traditional five bar timber gate. Adjoining the formal gardens is the paddock land which is grass laid with timber post and rail dividing fencing all enjoying excellent privacy with mature borders.

Outbuildings

The property enjoys an excellent range of versatile outbuildings including an initial stone built store with tiled roof houses the oil tank.

Stone Built Detached Garage

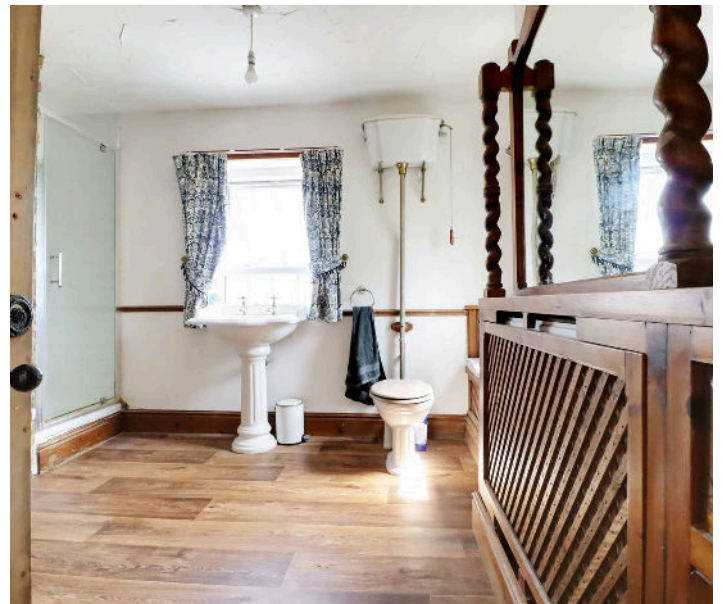
22' 6" x 26' 3" (6.85m x 8.00m)

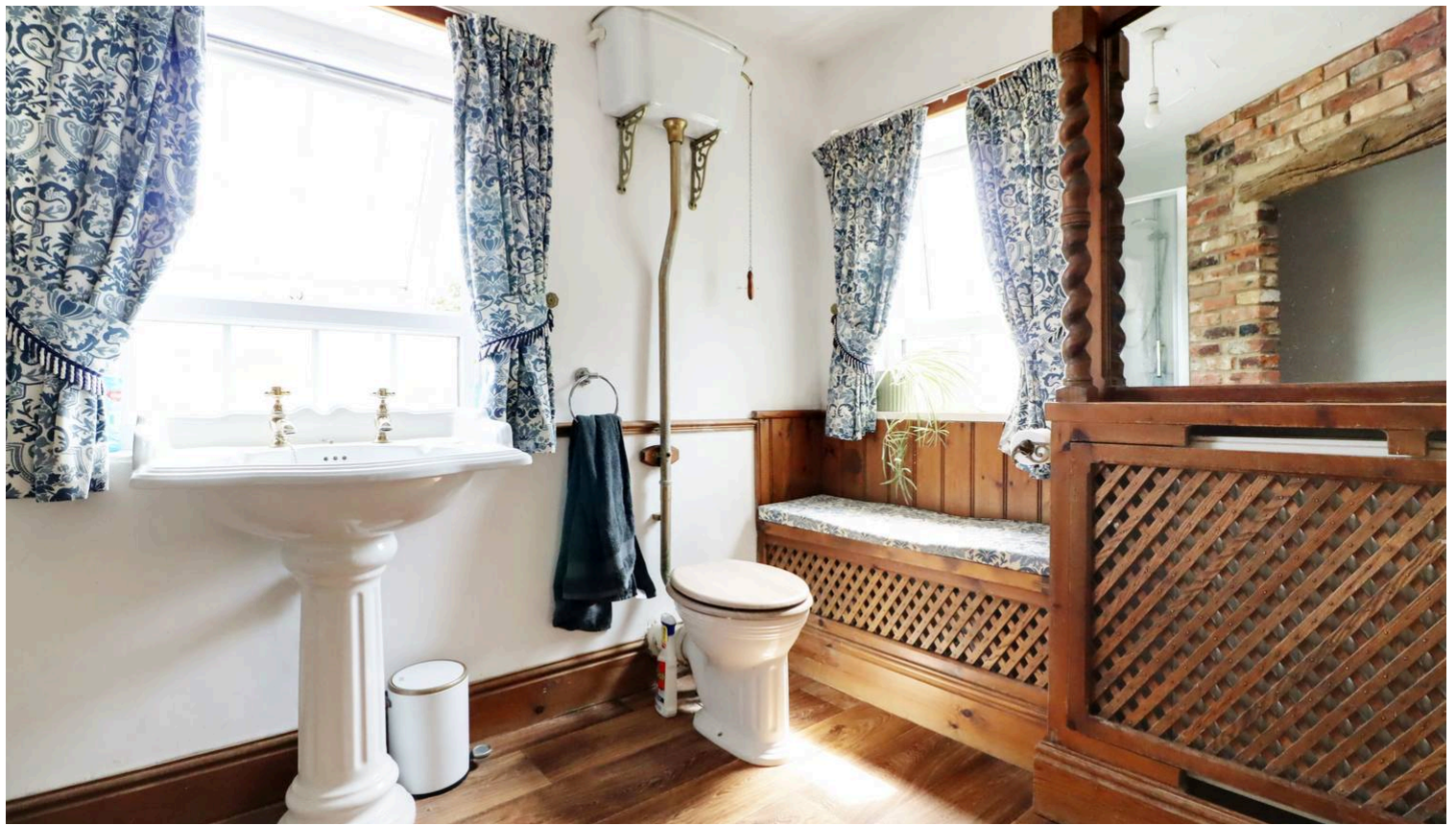
With internal power and lighting and front entry doors and front and side windows.

Barn/Stable 3

25' 9" x 10' 10" (7.85m x 3.30m)

With internal temporary partitions creating a tack room.





Stable 1

11' 11" x 12' 2" (3.64m x 3.70m)

With front door, pitched roof and internal power and lighting.

Stable 2

11' 11" x 12' 2" (3.64m x 3.70m)

With front door, pitched roof and internal power and lighting.

Double Glazing

The property has uPVC double glazed windows.

Central Heating

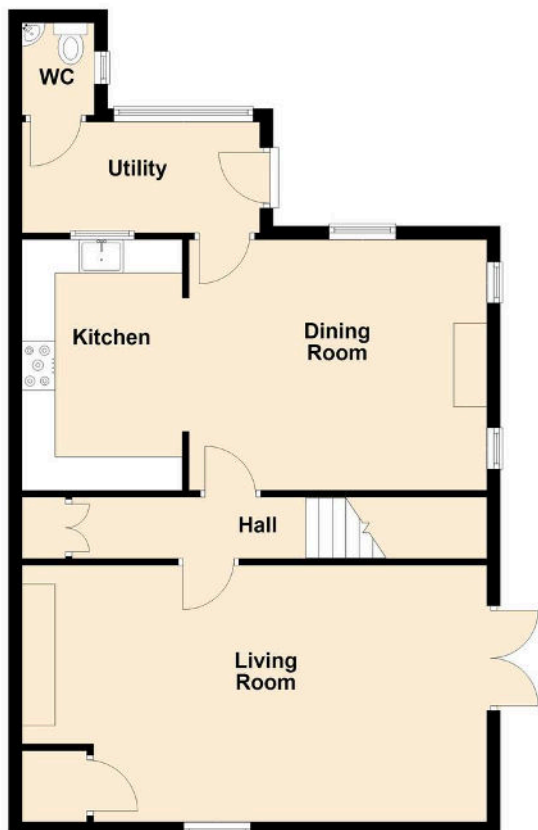
There is an oil fired central heating system to radiators.



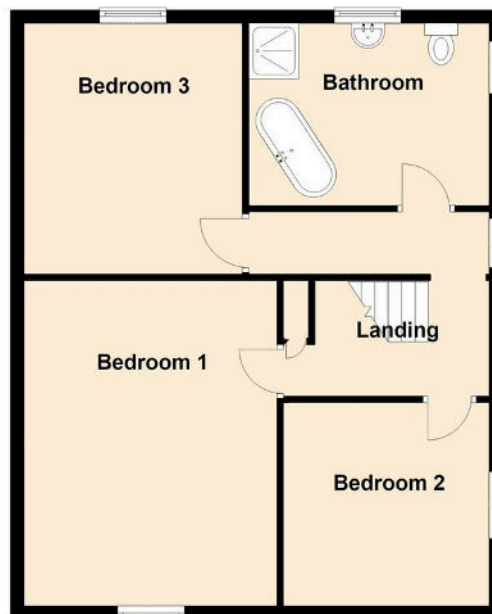




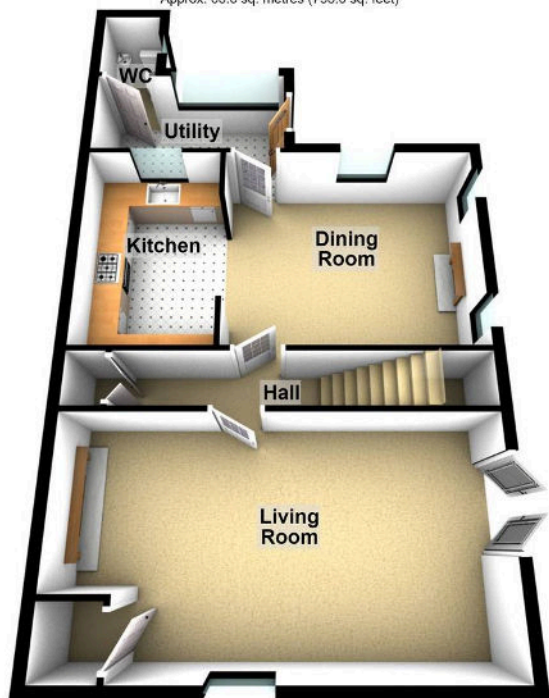
Ground Floor
Approx. 68.6 sq. metres (738.0 sq. feet)



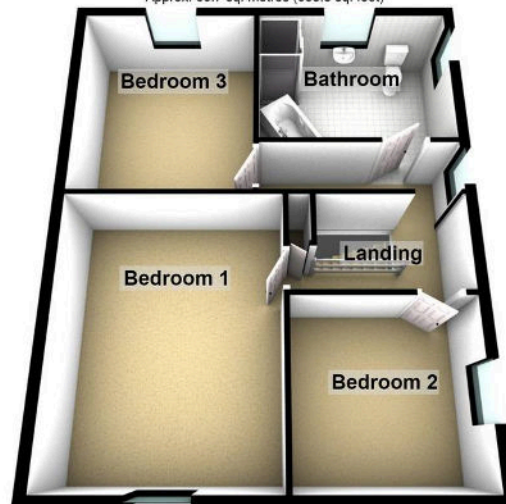
First Floor
Approx. 60.7 sq. metres (653.3 sq. feet)



Ground Floor
Approx. 68.6 sq. metres (738.0 sq. feet)



First Floor
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Total area: approx. 129.3 sq. metres (1391.4 sq. feet)

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