

Details as provided by the vendor



Cliff House, Holme Hall Lane, Stainton

A truly stunning Three double bedroom period detached cottage set within beautiful tiered gardens with various outbuildings, seating areas and an additional building plot with permission for a Four bedroom detached house.

This superb individual property may appeal to a growing family and offers further potential to extend and improve which briefly comprises of: Entrance porch and hallway, Lounge, Sitting/dining room, Breakfast kitchen, Utility cloakroom, Cellar, First floor landing, Three double bedrooms, Four piece family bathroom.

Asking Price Of £150 000

A truly stunning three double bedroom period detached cottage set within beautiful tiered gardens with various outbuildings, seating areas and an additional building plot with permission for a four bedroom detached house.

The cottage itself boasts an attractive shaker style breakfast kitchen with matching utility cloakroom, two well presented reception rooms with feature fire places and exposed beam ceilings, three double bedrooms with fitted wardrobes and enjoying wonderful surrounding views, and a four piece family bathroom.

This superb individual property may appeal to a growing family and offers further potential to extend and improve which briefly comprises of: Entrance porch and hallway, lounge, sitting/dining room, breakfast kitchen, utility cloakroom, cellar, first floor landing, three double bedrooms, four piece family bathroom.

The property enjoys an impressive elevated position within this highly regarded location and sits in very impressive landscaped gardens on various levels, with an extensive selection of trees, shrubs, flowers, stone walls and a number of seating areas.

The vinery is a superb entertaining outbuilding with access to the gardens, as well as a tandem style garage, parking space and forecourt garden.

A large area to the South of the gardens has permitted planning permission for a stone built four bedroom detached property if required Ref. No: 23/00609/LBC

ENTRANCE PORCH AND HALLWAY



LOUNGE

11' 8" x 10' 11" (3.56m x 3.33m) Plus bay window



LOUNGE



DINING SITTING ROOM

11' 10" x 11' 8" (3.61m x 3.56m) Plus bay window



KITCHEN

14' 3" x 9' 11" (4.34m x 3.02m)



KITCHEN



KITCHEN



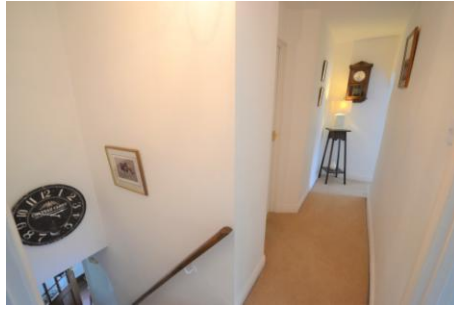
UTILITY CLOAKROOM

7' 5" x 5' 7" (2.26m x 1.7m)



CELLAR

FIRST FLOOR LANDING



BEDROOM 1

11' 10" x 10' 2" (3.61m x 3.1m)+ Bay window



BEDROOM 1



BEDROOM 2

11' 10" x 9' 0" (3.61m x 2.74m)+ Bay window



BEDROOM 2



BEDROOM 3

10' 4" x 10' 0" (3.15m x 3.05m)



BEDROOM 3



FAMILY BATHROOM



FAMILY BATHROOM



THE VINERY

29' 5" x 8' 11" (8.97m x 2.72m)



THE VINERY



THE VINERY



THE VINERY



GARDEN



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DATED - 24/06/2023

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Please note that none of the services or appliances connected to or fitted within this property have been tested, and purchasers are advised to make their own checks where necessary. No guarantee can be given that they are in working order.

We have not checked rights of way, footpaths, covenants, wayleaves, nor existing or proposed planning permissions or building regulations concerning this property or the surrounding area.

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Please note all photographs have been taken using a wide angled lens to show as much detail as possible.

OFFER PROCEDURE

To make an offer on this property, simply telephone or call into our office and supply us with the relevant details which will be passed on to our vendor client. Please note in order to advise our client regarding any offer received, we will need to establish your ability to proceed, which will include financial qualification by an Independent Financial Advisor, in confidence, in order that we may discharge our responsibility. We also have an obligation under Money Laundering Laws to check all prospective purchasers identification.

