



Brook Farmhouse, Westerleigh

Guide Price £800,000

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Brook Farm Farmhouse holds a Grade II listing under the Planning (Listed Buildings and Conservation Areas) Act 1990, recognized for its special architectural and historic interest.

This striking property has undergone a full refurbishment and now features four reception rooms, including a substantial, fully fitted kitchen/breakfast room and four double bedrooms. The master bedroom is notably spacious at 30', showcasing impressive exposed oak beams, with a private bathroom situated across the second-floor landing in a 'top floor suite' style. Additionally, there are three more double bedrooms on the first floor, with the second bedroom enjoying an ensuite bathroom, the remaining two bedrooms complemented by a well-appointed shower room.

The property benefits from oil fired central heating which provides underfloor heating to the ground floor and central heating via radiators on the first and second floors.

Externally, the property presents a

stepped flagstone garden to the front with its own well, and a private and sizable, wrap around rear garden. The rear garden is mainly laid to lawn and offers six off road parking spaces, two of them benefiting from an car electrical charging point. There is existing planning permission for a double garage of 6 by 6 meters (19.6' x 19.6'), within this rear half of garden. Moreover, this part of the garden holds the potential for erecting a separate dwelling, subject to acquiring the necessary planning consents.

There is considerable development going on adjacent to the property, with plans to transform nearby industrial units into eight standalone homes in the near future. Further development is also projected beyond these units, likely enhancing the value of the potential building plot that accompanies Brook Farm Farmhouse.





Ground Floor

Entrance Porch

The gabled porch has a front door in a moulded limestone surround, bench seating either side of the passageway, small sidelights to either side and a second door leading to the kitchen/breakfast room.

Kitchen/Breakfast Room - 21' x 13'

Double glazed window to front aspect, brand new stylish fitted kitchen with matching base units with work top over with inset twin bowl stainless steel sink/drain, breakfast bar, convenient pull out larder system and easy access corner carousel unit. Integrated items include an electric oven, microwave/grill/oven, separate Range Cooker, open washing machine, integrated dishwasher, integrated freezer, separate stand alone fridge. The kitchen/breakfast room is open to reception four and also gives access via a door to reception room three.

Lounge - 16'5 x 14'

Double glazed windows to rear and side aspects, underfloor heating.

Reception Room Three - 16'9 max x 9'

Double glazed windows to rear aspect, feature display niche, underfloor heating. Reception Room Four 15' max x 9'2 Double glazed windows to front aspect, underfloor heating, cupboard housing underfloor heating controls.





First Floor Bedroom Two - 13'10 x 13'

Double glazed windows, radiator, door to

Ensuite

Double glazed window, claw footed freestanding bath with mixer taps and shower hand attachment, low level WC, wash hand basin on a vanity unit, chrome heated towel rail, extractor fan.

Bedroom Three - 14'3 x 13'

Two double glazed windows, radiator.

Bedroom Four - 16'5 x 9'

Two double glazed windows, radiator.

Shower Room

Double shower cubicle with rainfall shower over with hand shower attachment, low level WC, wash hand basin on vanity unit, chrome heated towel rail, extractor fan.

Bedroom One - 30' x 13'6

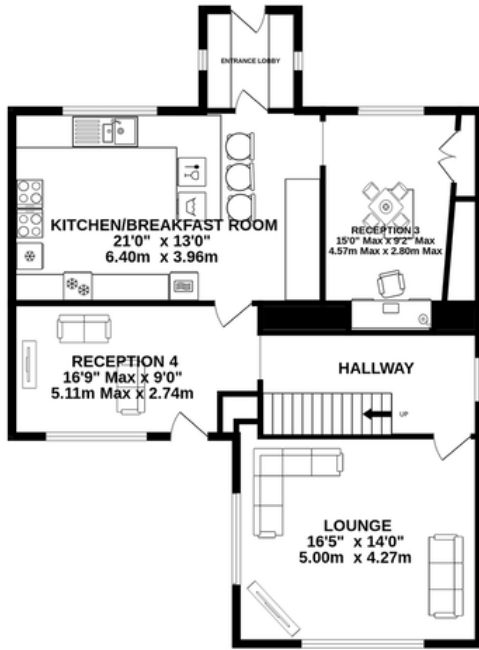
Three double glazed windows, two radiators, exposed Oak beams.

Bathroom

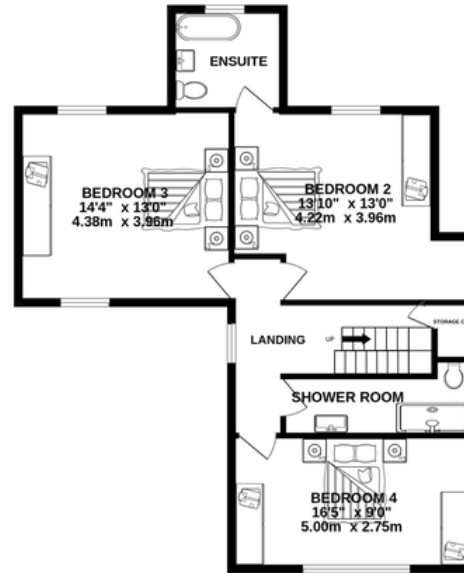
Double glazed Velux window, claw footed freestanding bath with mixer taps and shower hand attachment, low level WC, wash hand basin, vanity unit, chrome heated towel rail, extractor fan.



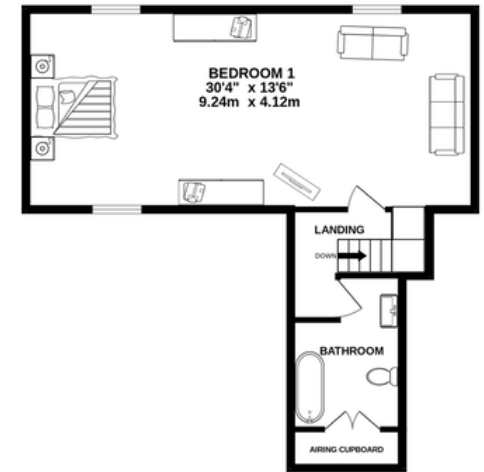
GROUND FLOOR
952 sq.ft. (88.4 sq.m.) approx.



1ST FLOOR
723 sq.ft. (67.1 sq.m.) approx.



2ND FLOOR
549 sq.ft. (51.0 sq.m.) approx.



TOTAL FLOOR AREA : 2224 sq.ft. (206.6 sq.m.) approx.

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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