



Inglenook Farm, Astwood Lane, Astwood
Bank, B96 6PT

Guide Price
£950,000



Inglenook Farm sits prettily in Astwood Lane on the edge of Astwood Bank with stunning private grounds of around 1.2 acres, and offers charming traditional features alongside a separate modern annex with its own private garden. With currently four bedrooms in the main house, and one in the self contained annex, the property has potential to enhance and extend further to accommodate modern family life (subject to planning permission).

The main residence is full of charm and period features including exposed red brick, beautiful exposed beams, and cornicing, and is currently decorated in a homely style to compliment its farmhouse history. The well-proportioned rooms and bright interiors lend itself to large family gatherings and comfortable accommodation for guests wanting to stay. In brief the property comprises:-

APPROACH Inglenook Farm is accessed through a five bar gate through to an extensive gravelled driveway providing parking for several vehicles. The pretty foregarden is beautifully maintained and offers a private lawned searing area with mature hedging and shrubs.

WELCOMING HALLWAY A characterful and welcoming hallway with doors radiating off to the downstairs accommodation, stairs rising to the first floor with ornate balustrade, exposed brickwork and exposed timbers.

ELEGANT DINING ROOM Being dual aspect and giving views to both front and side elevations. A wonderful feature Inglenook brick and stone fireplace with tiled hearth, inset wooden mantle above. With characterful exposed timbers and period style decor, this exquisite dining room oozes warmth and cosiness.

LIVING ROOM A super, well-proportioned, dual aspect living room with a charming stone effect fireplace and double doors opening through into the sitting room.

BRIGHT SITTING ROOM The main feature of this room is most certainly an oversized window to one elevation with uninterrupted views of the wonderful gardens. With a beautiful feature fireplace in the 'Art Deco' period style, and sliding patio doors leading out to the garden terrace and door through to the breakfast kitchen.

BREAKFAST KITCHEN A country style kitchen fitted with a range of eye and base level units and drawers, glass fronted display units, complementary work surfaces, inset Belfast sink with mixer tap over, tiling to splashback areas, a wonderful range cooker with extractor over, integrated dishwasher, open shelving and surrounded by feature beams and exposed red brickwork. Door through to :-





UTILITY ROOM, GARDENER'S WC AND LEAN-TO STORE Located off the breakfast kitchen and through an inner lobby there is a useful utility room offering space and plumbing for washing machine and tumble dryer, further useful storage cupboards, stainless steel sink and drainer. Next door is the gardener's WC, ideally located close to the gardens. In addition, there is a useful lean-to / boot room area with space for additional white goods, also a perfect place for muddy boot and drying off after a country walk.

ON THE FIRST FLOOR A spacious landing with rooms radiating off, and a second staircase to the second floor.

BEDROOM A dual-aspect double bedroom with built-in mirrored wardrobes, windows to two sides with views overlooking the driveway and foregarden.

BEDROOM A pretty single bedroom with window overlooking the front garden.

BEDROOM A spacious double bedroom with windows to two sides making this a very bright and airy room.

SPACIOUS FAMILY BATHROOM A well-proportioned period style bathroom with exposed beams, featuring a free-standing tub with clawed feet and mixer tap over, low flush WC, pedestal hand basin, corner shower cubicle with mains fed shower, tiling to splashback areas, two high level stained glass windows offering light and ventilation. The bathroom also benefits from a walk-in linen store with hanging space and shelving and with access to the airing cupboard housing the hot water cylinder.

SECOND FLOOR BEDROOM Stairs from the landing takes you to the fourth vaulted bedroom on the second floor with built-in storage which is currently used as an office but could quite comfortably fit a double bed.



SELF CONTAINED ANNEX (PICTURED LEFT) A beautiful modern addition to the fabulous home is the detached self contained annex which has been styled and decorated to a high standard and offers a modern open plan living and kitchen area fully equipped with wall and base level units and integrated appliances. A spacious double bedroom with generous walk-in wardrobe and a modern luxurious bathroom with double shower sits next to the bedroom.

Adjoining the annex accommodation is a single garage with steps leading to a spacious storage area which offers lots of potential to enhance and convert further (STPP). The annex also has the benefit of a super private gravelled courtyard perfect to outdoor relaxation and summer dining.

GARDENS WITH A SOUTHERLY ASPECT Most definitely the stand out feature of this lovely home are the wonderful grounds this property offers. A spacious wrap-around garden of around 1.2 acres and full of mature trees, shrubs and pretty herbaceous borders and flower beds. The garden offers lots of different family spaces for either childrens play, outside dining and entertaining, or simply to sit quietly to enjoy the wonderful views.

This special home and garden offers something for all the family.



ADDITIONAL INFORMATION

TENURE: FREEHOLD Purchasers should check this before proceeding.

SERVICES: We have been advised by the vendor there is mains WATER, ELECTRICITY, OIL HEATING AND SEPTIC TANK DRAINAGE connected to the property. However, this must be checked by your solicitor before the exchange of contracts.

RIGHTS OF WAY: The property is sold subject to and with the benefit of, any rights of way, easements, wayleaves, covenants or restrictions, etc. as may exist over same whether mentioned herein or not.

COUNCIL TAX: We understand to lie in Band F

ENERGY PERFORMANCE CERTIFICATE RATING: E We can supply you with a copy should you wish.

VIEWING: By appointment only

Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements and confirm what is included in the property with their solicitor. We as agents have not tested the working order of any fixtures, fittings, or appliances, this is the responsibility of the buyer should they wish to do so. We have a Company complaints procedure in place, please ask for more details.

MONEY LAUNDERING REGULATIONS Prior to a sale being agreed upon, prospective purchasers will be required to produce identification documents. Your co-operation with this, in order to comply with Money Laundering regulations, will be appreciated and assist with the smooth progression of the sale.







The sin of the wife for perjury
The sin of the husband for
Can in heaven be paid no longer
Than a silver penny on earth

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		
(69-80)	C		72
(55-68)	D		
(39-54)	E	43	
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	

Inglenook Farm, Astwood Lane
Main House Area 2905 square feet
Additional Areas & Garage Total 458 square feet
Annexe & Attic 1052 square feet
Total Area 4415 square feet

Ground Floor



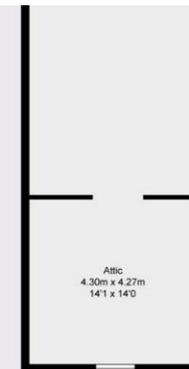
First Floor



Second Floor



Outbuilding Ground Floor



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