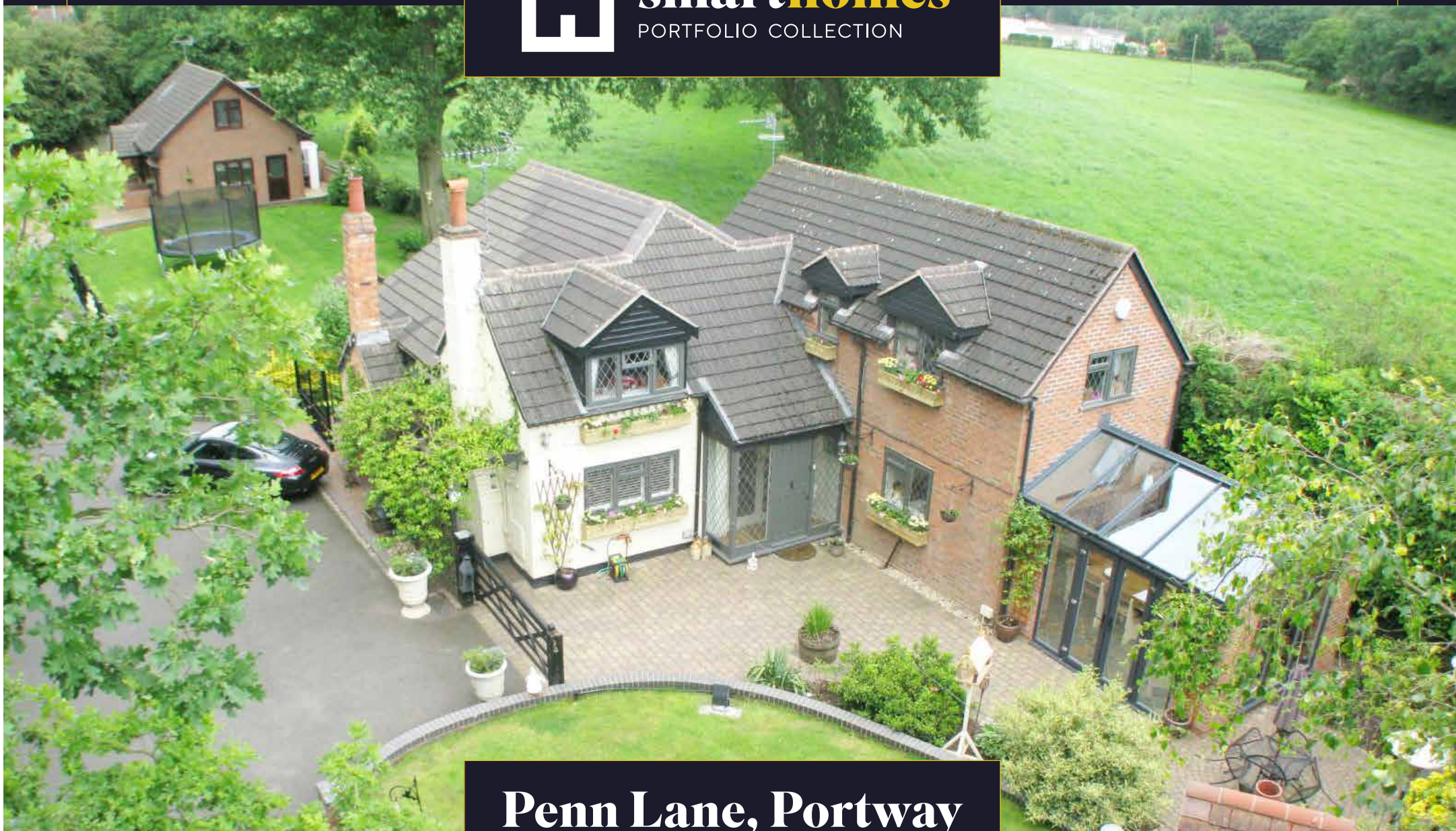




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PORTFOLIO COLLECTION



Penn Lane, Portway
B48 7HU

This beautifully presented five bedroom property occupies a rural position with open views to every aspect and has been sympathetically restored by the existing vendors and offers ancillary accommodation of a one bedroom detached dormer bungalow.

The superbly presented accommodation comprises in brief of superb lounge with feature inglenook fire, snug, ground floor bathroom, superb kitchen/breakfast room/orangery, extended master bedroom with walk-in dressing room and en-suite shower room, three further bedrooms and family bathroom. Set within the gardens is a timber built games room, a timber built workshop and store shed and a waney edge carport.



The property is set back from the road behind a five bar gated extending to a tarmacadam driveway with open fields to front, the driveway extends to ancillary accommodation and leads to a five bar gate which opens to a cobbled area. Lawned fore garden with shrub borders, large brick built barbeque with pitched roof, cobbled area leading to further patio area with up lighters.

Enclosed Porch

With stable door leading to enclosed porch with diamond leaded double glazed windows to either side, feature leaded glazed window, glazed door leading into

Entrance Hall

With oak parquet flooring, feature mezzanine landing, two wall mounted radiators, door leading off to understairs store cupboard housing alarm control panel and tongue and groove latch doors through to

Utility

With hot and cold plumbing for automatic washing machine, housing central heating boiler, double glazed diamond leaded door leading to feature rear porch, feature canopy with timber pillar and recessed ornamental dwarf brick built wall utilised as log store.

Lounge

24'2" x 14'1" (7.36 x 4.29)

With two double glazed French doors leading to rear gardens, two wall mounted radiators, ceiling light points, four wall light points, feature oak beam to ceiling, wall mounted infrared alarm sensor and superb inglenook fire surround with downlighters, colour leaded windows to either side, feature ornamental recess's and cast iron solid fuel burner with polished marble effect hearth.

Snug

11'0" x 10'11" (3.35 x 3.31)

With double glazed diamond leaded casement window to front elevation, feature cast fire surround with tiled inset and free standing solid fuel burner, wall mounted radiator, three wall light points and infra red alarm sensor.

Kitchen Breakfast Room/Orangery

25'2" x 10'11" (7.67m x 3.33m)

Re-Fitted Kitchen

With a range of base units and matching wall units, miniature complementary tiled splashback to water prone areas, inset Hotpoint range oven, integrated fridge and freezer and integrated dishwasher, single stainless steel drainer sink unit, double glazed diamond leaded window over looking rear garden, ceramic tiled floor, high gloss roll edge work surfaces with breakfast bar area, double glazed bow window to front elevation.

Dining Orangery

With a self cleaning roof, feature full length double glazed window to side, exposed brickwork, slate tiling to floor and feature timber trusses to roof

Ground Floor Bathroom

Comprising Sottini bathroom suite with full mirrors to bathing area, chrome effect pillar mixer taps with shower fitment, low-level WC, vanity wash hand basin with mirror above, inset ceiling down lighters, coving to ceiling, wall mounted radiator, chrome effect heated towel rail and ceramic tiling to floor.

Landing

With with built-in storage cupboard and tongue and groove latch doors leading

Master Bedroom

15'2" x 13'6" (4.62m x 4.11m)

With feature diamond leaded porthole window over looking open views to rear, fitted sliding wardrobes to either wall, feature vaulted ceiling with chrome effect down lighters, flat screen television and tongue and groove panelled door leading to

Walk-in Dressing Room

With feature Gothic window over looking paddock and fitted storage.

En-suite

With feature floating hand basin with chrome effect mixer taps, low-level WC and fully tiled shower cubicle with Grohe shower, ceiling down lighters, wall mounted chrome effect heated towel rail and tiled shelving.



Bedroom Two

11'4" x 11'0" (3.45 x 3.35)

With double aspect double glazed windows, fitted bedroom furniture with chest of drawer, one double fitted wardrobe, two single fitted wardrobes, wall mounted radiator and inset ceiling down lighters.

Bedroom Three to Front

11'2" x 10'11" (3.4m x 3.33m)

With some restricted head height, tongue and groove latch door, feature exposed beams, double glazed window to front elevation, wall mounted radiator, ceiling spot lights and wall spot lights.

Bedroom Four to Rear

11'4" x 7'2" (3.45m x 2.18m)

With diamond leaded double glazed windows to open views to rear, wall mounted radiator, feature beams to ceiling and double fitted wardrobe with hanging rail and shelving.

Bathroom

With polished marble tiling to floor with under floor heating, frosted glass tiled shower cubicle with Grohe shower, low-level WC and Sottini wash hand basin, wall mounted radiator and feature frosted floating glazed shelves.

Ancillary Dormer Bungalow

A large one bedroom dormer bungalow known as The Granary is accessed via it's five bar gates leading into large cobbled courtyard with substantial parking with raised ornamental brick built wall, chicken coop, timber built potting shed, three bar fencing to fields to boundaries and cobbled area leads to enclosed dog kennels.

Canopy Porch

With timber struts, double opening double glazed doors leading into

Entrance Hall

With stairs leading off to first floor, understairs store cupboard and opening to

Kitchen Area

Fitted with a range of cottage style base units and matching wall units, integrated fridge and freezer, integrated washing machine, ceramic one and a half drainer sink unit with feature pillar mixer taps, diamond leaded double glazed window to open views, inset ceramic Smeg hob set below feature oak beam with slate splashback, slate tiles to floor and opening to

Lounge Area

19' 9" x 15' 9" (6.02m x 4.8m)

With feature stone effect floating fire, chrome effect downlighters, upvc double glazed bow window to front elevation, wall mounted radiator, ceiling smoke alarm and door leading off to guest WC and shower room and panelled door with brass style furnishings leading off to

Guest WC and Shower Room

Being fully tiled with inset decorative tiled border, vanity wash hand basin, low-level WC and fully tiled shower area, chrome effect shower with chrome effect heated towel rail.

Master Bedroom Suite

23' x 11' 2" (7.01m x 3.4m)

With a bedroom area with diamond leaded double glazed window to rear elevation, Velux window to roof space, two double fitted wardrobes, inset ceiling down lighters, wall mounted radiator. There is a dressing area with diamond leaded double glazed window over looking open fields, wall mounted radiator and door leading off to

Master En-Suite

Being fully tiled with decorative wall tiles, bath with feature mixer taps and shower fitment, built-in airing cupboard, storage to eaves, vanity wash hand basin, wall mounted chrome effect heated towel rail, obscure double glazed window to rear





Gardens

The property is set in a substantial plot with retaining three bar fencing to most boundaries, tarmac road leads to main resident which is accessed via four bar gate and driveway extends to gardens to right with decorative wrought iron railings which leads to five bar double opening gate leading to main gardens with block paved courtyard, timber built chicken coop and timber built potting shed, lawned area, ornamental well, lighting illuminating oak trees, block paved courtyard, timber built workshop and store shed and access to

Timber Built Games Room

10' x 10' (3.05m x 3.05m)

With double opening doors, feature stained glass window, ceiling lights and power

Tenure

We are advised by the vendor that the property is freehold, but are awaiting confirmation from the vendor's solicitor. We would strongly advise all interested parties to obtain verification through their own solicitor or legal representative. *EPC supplied by vendor*

Agents Note: Please note this property is owned by an employee of **smarthomes**





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Agents Note

We have not tested any of the electrical, central heating or sanitary ware appliances. Purchasers should make their own investigations as to the workings of the relevant items. Subjective comments in these details imply the opinion of the selling Agent at the time these details were prepared. Naturally, the opinions of purchasers may differ. These sales details are produced in good faith to offer a guide only and do not constitute any part of a contract or offer. We would advise that fixtures and fittings included within the sale are confirmed by the purchaser at the point of offer. Images used within these details are under copyright to **smarthomes** Portfolio Collection and under no circumstances are to be reproduced by a third party without prior permission.

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Floorplans



Energy Efficiency Rating



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