

West Hill Farm, West Street, Misson



Offers In Region Of £650,000

A stunning 5 bedroom Grade 2 listed Georgian farmhouse, beautifully transformed into an elegant home, complimented by traditional features, with a twist of modern decoration and presentation. Boasting a large lawned and well stocked garden with patios, green house, workshop/log shed, large double garage and driveway. Comprising of dining/reception room, lounge, garden lounge, kitchen, larder, utility, shower room, wine cellar, landing, 5 bedrooms, ensuite and family bathroom. This family home could appeal to a variety of purchasers due to its size, with growing teenagers or independent relative in mind. Viewing highly recommended.

FRONT PHOTO



DINING/ RECEPTION ROOM
13' 9" x 17' 5" (4.19m x 5.31m)



DINING/RECEPTION ROOM PHOTO



LOUNGE
21' 10" x 12' 9" (6.65m x 3.89m) Second measurement
reducing to 7'4"



LOUNGE PHOTO 2



GARDEN LOUNGE

17' 6" x 10' 4" (5.33m x 3.15m)



GARDEN LOUNGE PHOTO 2



KITCHEN

14' 4" x 12' 9" (4.37m x 3.89m)



KITCHEN PHOTO 2



KITCHEN PHOTO 3



LARDER



UTILITY ROOM



GROUND FLOOR SHOWER ROOM



STAIRS TO LANDING



LANDING



LANDING PHOTO



BEDROOM ONE

14' 5" x 12' 7" (4.39m x 3.84m)



ENSUITE



BEDROOM TWO

14' 4" x 11' 5" (4.37m x 3.48m)



BEDROOM THREE

14' 4" x 13' 6" (4.37m x 4.11m)



SPIRAL STAIRCASE TO BEDROOM 4



BEDROOM FOUR

13' 8" x 14' 1" (4.17m x 4.29m)



BEDROOM 4 PHOTO 2



BEDROOM FIVE

7' 0" x 7' 4" (2.13m x 2.24m)



BATHROOM

8' 8" x 7' 3" (2.64m x 2.21m)



GARDEN



GARDEN PHOTO

GREEN HOUSE



REAR SHOT OF THE HOME



DRIVEWAY



HOME WORKSHOP



BACK OF HOME



PATIO



WALL PLAQUE



DATED - 27/02/2024

DISCLAIMER

Whilst every care has been taken in the preparation of this leaflet, if there are any points upon which you are relying, please confirm them with the vendor or valuer before viewing or especially before making an offer. We cannot guarantee that the information is correct and if any items are important to you, you must ask us to produce the evidence you require before viewing or making an offer, and especially ask your solicitor to make these checks before exchanging contracts. Please also remember that this leaflet may have been prepared some time ago, and that the measurements may have been taken using an electronic tape measure. They, like any distances mentioned are for guidance only and should under no circumstances be relied upon.

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.

LOCATION MAP

ENERGY PERFORMANCE GRAPHS

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FLOOR PLAN

West Hill Farm, DN10 6DX - Total floor area 233.1 sq.m. (2,509 sq.ft.) approx (Excluding Outbuildings)



For clarification, we wish to inform prospective purchasers that we have not carried out a detailed survey, nor tested the services, appliances and specific fittings for this property. All measurements and floor plans provided are approximate and for guidance purposes only. The particulars are set out as a general outline only for the guidance of intending purchasers or lessees, and do not constitute any part of an offer or contract. All descriptions, dimensions, references to condition and necessary permissions for use and occupation, and other details are given in good faith and are believed to be correct and any intending purchaser or tenant should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them. No person in the firm's employment Ltd has any authority to make or give any representation or warranty whatever in relation to this property. If there is any point which is of particular importance to you, please contact the office and we will be pleased to check the information, particularly if you contemplate travelling some distance to view the property.