









## 5 Sea Lane, Middleton-on-Sea

A handsome character residence, located within a prime 'area of special character'.



- ▶ **Detached Character Property**
- ▶ **1/3 Acre Plot**
- ▶ **6 Bedrooms in Total**
- ▶ **Self-Contained Detached Cottage**
- ▶ **Garage, Workshop & Outbuildings**
- ▶ **Highly Desirable Private Estate**
- ▶ **No Forward Chain**
- ▶ **5 Reception Rooms in Total**
- ▶ **Delightful, Established Gardens**
- ▶ **Ample Off-Road Parking**

Middleton Barn is a wonderful family home, includes a self-contained cottage and has been lovingly refurbished and remodelled by the current owners whilst retaining many of the original features such as exposed timber beams and original fireplaces. The property is now offered for sale with the advantage of no forward chain and enjoys an enviable position located within the highly desirable Sea Lane Private Estate and within a short walk of both the beach and the village centre.

In total the property measures 3,880 sqft including the main house, detached cottage, workshop, garage and outbuildings. The main house briefly comprises: a well-proportioned living room with wooden parquet flooring, a fireplace with limestone surround and a log burner, and double doors leading on to the light and airy south-facing conservatory. The impressive 22ft kitchen/breakfast room has been fitted with shaker-style units, a breakfast bar, integrated appliances by Samsung, space for an American style fridge/freezer, corner stove and French doors opening onto the rear garden. The adjacent utility/boot room is well equipped with an array of additional storage. The large dining room has a lovely box bay window overlooking the rear garden and there is also a generous study/5th bedroom on this level.

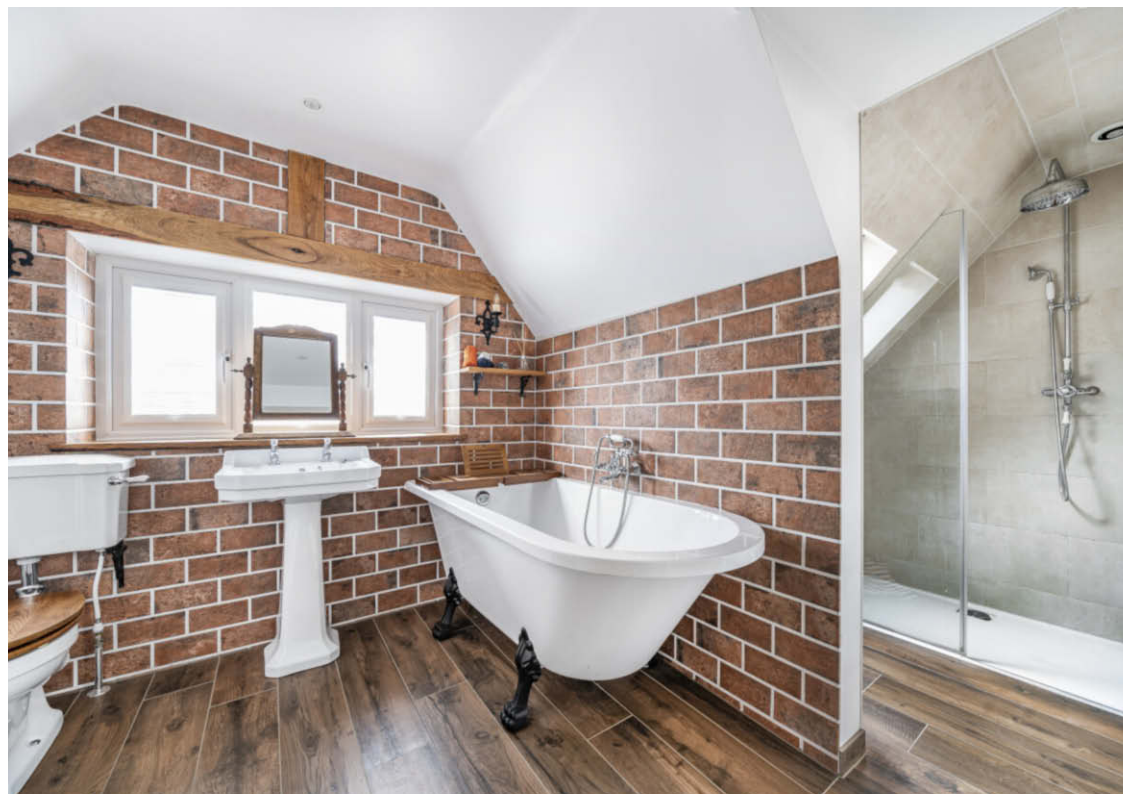
Stairs from the entrance hall rise to the first floor where the generous principal bedroom has a dressing room and en-suite shower room. Continued...

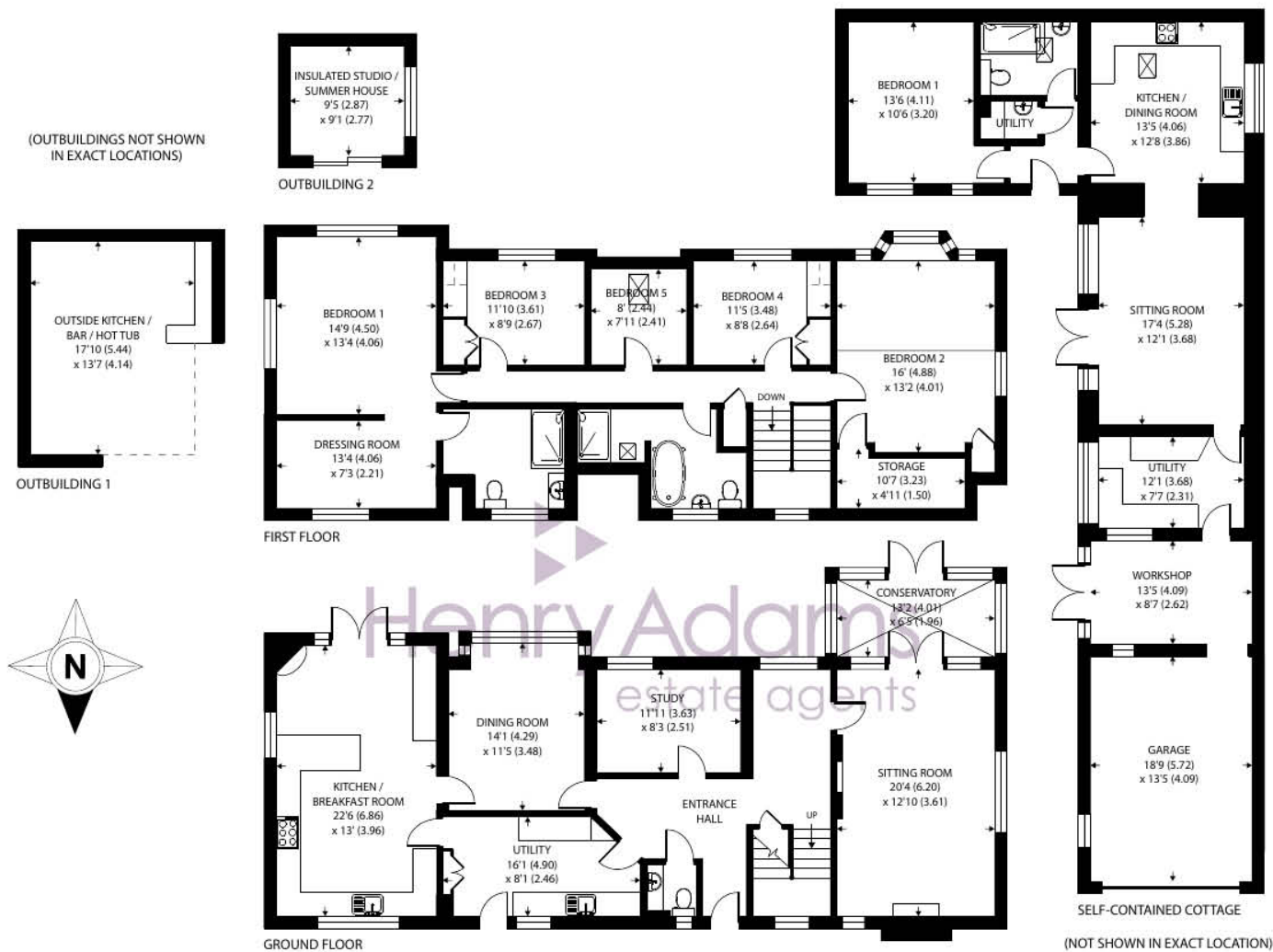












Approximate Area = 2600 sq ft / 241.5 sq m (includes garage / workshop)

Cottage = 1193 sq ft / 110.8 sq m

Outbuildings = 87 sq ft / 8.1 sq m

Total = 3880 sq ft / 360.4 sq m

For identification only - Not to scale



Agents Note - Our particulars are for guidance only and are intended to give a fair overall summary of the property. They do not form part of any contract or offer, and should not be relied upon as a statement or representation of fact. Measurements, areas and distances are approximate only. Photographs may include lifestyle shots and pictures of local views. No undertaking is given as to the structural condition of the property, or any necessary consents or the operating ability or efficiency of any service, system or appliance. Please ask if you would like further information, especially before you travel to the property.



## Continued...

All three additional bedrooms have built-in storage, including a walk-in wardrobe or storage room in the second bedroom. The well designed and high quality bathrooms are also of particular note.

"The Piggery" is a separate single-storey cottage and includes a 17ft sitting room, large fully equipped kitchen/breakfast room, double bedroom, shower room and storage cupboard. The adjoining outbuildings could offer scope to extend the annexe, subject to the relevant planning consents.

The property is set centrally within its generous 1/3 acre plot, with areas of lawn, patios, paved pathways and colourful flowerbeds surrounding the house. The generous oak framed outdoor kitchen-entertaining area also has space for a hot tub. A gate from the garden gives access to the sports club via the cricket pitch, whilst the driveway provides ample off-road parking and leads to the garage.

Charges: £60 p.a. to the Middleton-on-Sea Association. Council Tax Band: G

19/12/24





