

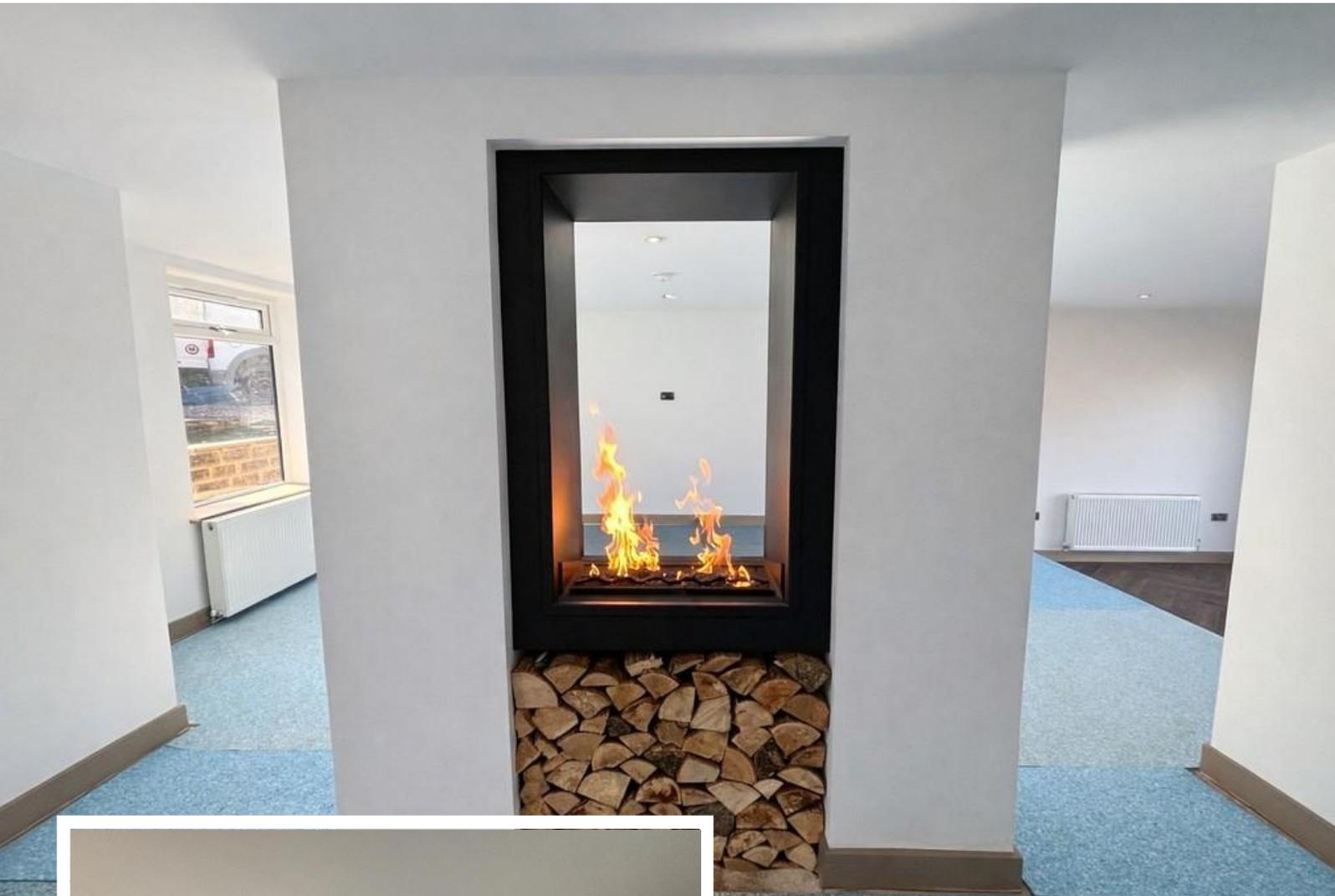


1 Black Edge Lane

- FULLY RENOVATED
- OPEN-PLAN-SPLIT-LEVEL LIVING SPACE
- BESPOKE KITCHEN WITH ISLAND
- FEATURE FIREPLACE

Offers Over £475,000
EPC Rating 'TBC'





Property Description

DESCRIPTION

An exquisite residence, impeccably renovated to the highest standard, offering a seamless fusion of refined modern living and timeless countryside charm. Set on Brontë Way, and with two charming pubs located within 2km, this exceptional home enjoys both convenience and a wonderfully tranquil setting. Against a backdrop of breathtaking views, it delivers elegance and tranquillity in equal measure.

The ground floor has been thoughtfully reimagined to create a stunning open-plan living space, designed for both sophisticated entertaining and everyday comfort. At its heart, a striking feature fireplace provides a beautiful focal point, adding warmth and character to the contemporary interior. The bespoke kitchen is equally impressive, centred around a statement island with luxurious quartz worktops, complemented by sleek cabinetry and high-spec finishes. Expansive patio doors open effortlessly onto the rear garden, inviting natural light to pour in while framing the picturesque surroundings.

Upstairs, three beautifully appointed bedrooms continue the home's elegant aesthetic. The principal suite offers a serene retreat, complete with a stylish ensuite and



charming exposed beams that enhance the property's character. The remaining bedrooms are equally well-proportioned and versatile, ideal for family living, guests, or a refined home office.

This remarkable home is a true celebration of modern luxury, where considered design meets countryside beauty-creating a lifestyle as impressive as its setting.

ENTRANCE FLOOR

Step into an exceptional open-plan ground floor designed for modern luxury living, where space, light and refined finishes come together effortlessly.

The heart of the home is a stunning, expansive living area, beautifully arranged across subtle split levels to create defined yet flowing zones for relaxing and entertaining. Soft neutral tones enhance the sense of warmth, while large windows flood the space with natural light, creating an inviting and airy atmosphere throughout. The flooring has been left unfinished, giving you the opportunity to choose your preferred carpet, allowing for a personalised finishing touch.

A striking contemporary feature fireplace takes centre stage, complete with a sleek glass surround and stylish log display feature beneath-adding both visual impact and a cosy focal point for evenings in.

The space transitions seamlessly into a bespoke kitchen, thoughtfully designed with high-end finishes. Shaker-style cabinetry, elegant quartz worktops and a statement range cooker are perfectly complemented by a Belfast sink and stylish black fittings. A central island provides both additional workspace and a social hub, ideal for casual dining or entertaining guests.



Practicality meets design with a dedicated boot room area, featuring built-in seating, storage cubbies and coat hooks-perfect for busy family living while maintaining the home's clean, uncluttered aesthetic.

Just off the boot-room is a well appointed utility thoughtfully designed with a solid wood worktop, inset sink and space for appliances providing a dedicated area for laundry and household tasks.

Adjacent to this a stylish downstairs WC features a contemporary finish, enhanced by a striking textured stone feature wall that adds a touch of character and luxury to this functional space.



Finished with quality materials, contemporary lighting and carefully considered details throughout, the entire ground floor offers a sophisticated, cohesive living environment-ideal for both everyday comfort and stylish entertaining.

MASTER BEDROOM

The principle bedroom is a beautifully designed retreat, combining character features with a calm, contemporary finish.

A vaulted ceiling with exposed timber beams creates an





impressive sense of height and space, adding warmth and architectural interest, while natural light pours in through the window, enhancing the bright and airy feel. The room offers generous proportions, easily accommodating a large bed and additional furnishings, with a soft neutral palette throughout. The flooring has been prepared for carpeting ready for you to choose the final carpet.

A sliding barn-style door adds a stylish, modern-rustic feature while leading through to the private en-suite.

The en-suite has been finished to a high standard, featuring a sleek walk-in shower with striking marble-effect walls, a contemporary vanity unit with integrated basin, and a modern WC. Chrome fittings and a heated towel rail complete the space, creating a luxurious and practical bathroom designed for everyday comfort.

BEDROOM 2

The second bedroom is a bright well-proportioned double room, designed with comfort and simplicity in mind.

Featuring a vaulted ceiling, the room benefits from an enhanced sense of openness, complemented by large glazed doors allowing natural light to flood in while offering stunning countryside views.

The room provides ample space for a double bed and additional furnishings, all finished in a clean, neutral palette. The flooring is awaiting the carpet to be chosen.

A versatile and stylish room, ideal as a secondary bedroom or guest room all set against a beautiful rural backdrop.

BATHROOM

The family bathroom is finished to an exceptional standard, combining contemporary design with luxurious detailing.

A sleek bath with overhead rainfall shower is complemented by striking marble-effect walls, creating a bold and elegant focal point. A modern vanity unit with integrated basin and storage sits alongside a matching concealed cistern WC, offering both style and practicality.

Chrome fittings, including a heated towel rail, add a refined finish, while the overall design delivers a clean, sophisticated space ideal for both relaxation and everyday use.

BEDROOM 3

The third bedroom is a well-proportioned double room, offering both versatility and comfort.

Featuring a vaulted ceiling with an exposed beam, the room benefits from added character and an enhanced sense of space. A large window allows natural light to fill the room, creating a bright and inviting atmosphere.

Finished in a clean, neutral palette, the room provides ample space for a double bed and additional furnishings. The flooring has been prepared for carpeting once chosen.





A stylish and flexible room, ideal as bedroom, guest room or home office.

EXTERIOR

Set within a picturesque semi-rural setting, this charming stone-built home enjoys an enviable position with far-reaching countryside views and a generous plot designed for both practicality and relaxation.

To the front, a spacious gravelled driveway provides ample off-road parking for multiple vehicles, bordered by attractive dry-stone walling that enhances the property's character. The approach offers a welcoming first impression, with a blend of traditional materials and contemporary finishes.

To the rear, the property truly comes into its own. A beautifully landscaped garden features a well-maintained lawn, ideal for outdoor entertaining or family use, alongside a thoughtfully designed rockery with established planting that adds colour and texture throughout the seasons. A natural pond, set within stone edging, provides a tranquil and organic focal point, enhancing the peaceful atmosphere of the garden.

The garden is enclosed by a combination of fencing and stone walling, offering a good degree of privacy while still enjoying open views across the surrounding.

This attractive outdoor space perfectly complements the home, combining character, nature, and practicality - ideal for those seeking a peaceful countryside lifestyle.



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