

## The Accommodation

- MAIN HOUSE: Entrance Hall/Dining Hall, Drawing Room, Kitchen/Breakfast Room, 5 Bedrooms (2 En-Suite), 2 x Bathroom & WC, Conservatory, Study, Downstairs WC, Scullery, Walk-through Attic (with potential).
- COTTAGE: Lounge, Kitchen, 2 Bedrooms, Bathroom & WC, Workshop.
- BOTH REQUIRE UPDATING & RENOVATION WORK
- AMPLE PARKING & GARAGE FOR MAIN HOUSE.
- COTTAGE GROUNDS HAVE SCOPE FOR DEVELOPMENT, SUBJECT TO THE NECESSARY CONSENTS
- BOTH BUILT OF BRECCIA
- MANOR HOUSE HAS EXTENSIVE GROUNDS INCLUDING A NATURE RESERVE
- OUTSIDE W.C. & OUTHOUSE

DBN4078



## Brief Description

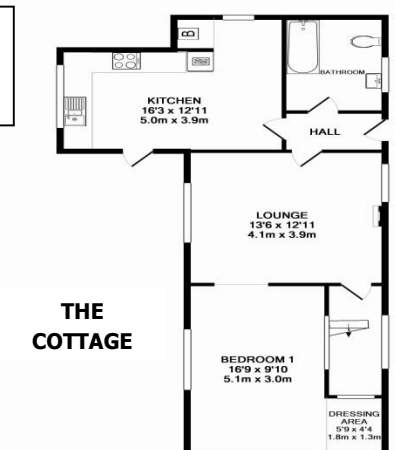
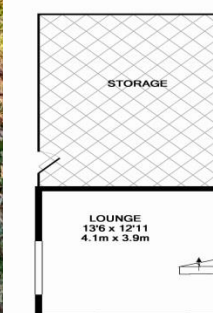
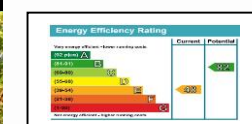
An "Armada" era house on a south-facing hillside and in a quiet, sheltered location, and with the original building constructed mostly of red breccia. It was re-modelled around the 1880's when the Belvedere Bedroom was added. It has been in the current family since the 1950's. It retains many original features but would now benefit from some upgrading to bring it up to current standards. Approached through a pillared entrance to the circular driveway with 'in-out' access and central island of shrubs, with ample parking and a garage. The grounds boast approximately 3 acres of land with a natural stream running through the nature reserve, (which was originally a cider orchard) and runs through the Shorton Conservation Area, with additional access from a green lane below. The mature gardens are on two levels at the front and have an abundance of trees and bushes, to include a tulip tree, evergreen magnolia, canary palm, fig tree, yew tree, fruit trees and with a watercress pond. There is a games lawn on the higher level. A sloping side lawn has a magnolia, camellia, snowdrops and bluebells.

N.B. A septic tank in the grounds serves the main house.

There is a detached cottage in the grounds, which would benefit from upgrading, with land surrounding it and having potential for development, subject to the necessary planning consents. It is of similar construction to the main house and also benefits from having its own driveway with ample parking and mains drainage.



**AN OPPORTUNITY TO ACQUIRE AN INTERESTING GRADE II LISTED MANOR HOUSE AND SEPARATE COTTAGE WITHIN THE SHORTON CONSERVATION AREA AND ABOUT A MILE FROM PRESTON SHOPS AND BEACH**

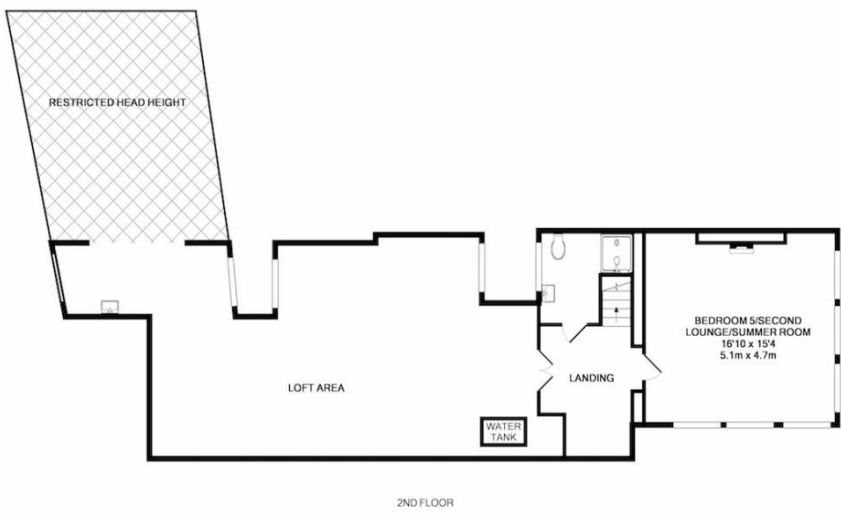


**THE COTTAGE**

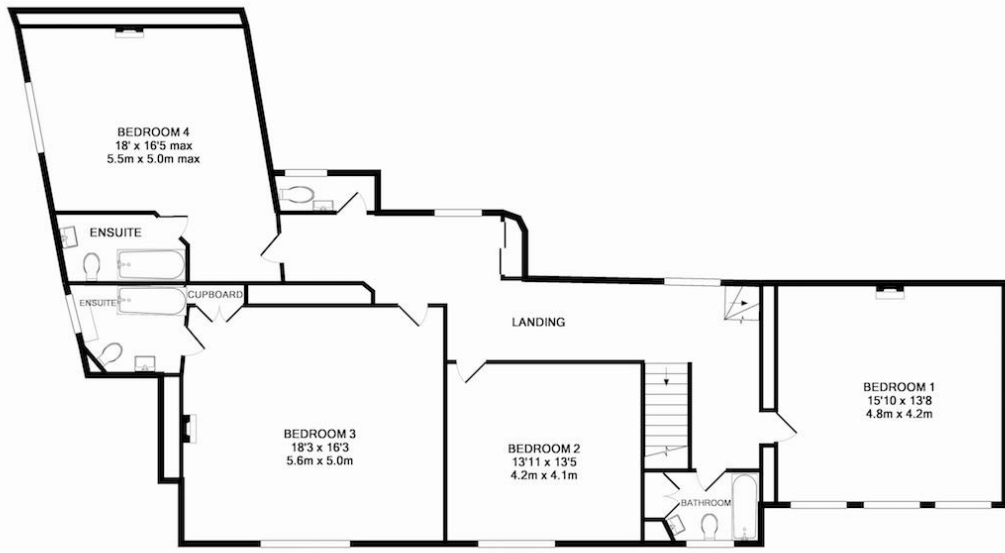
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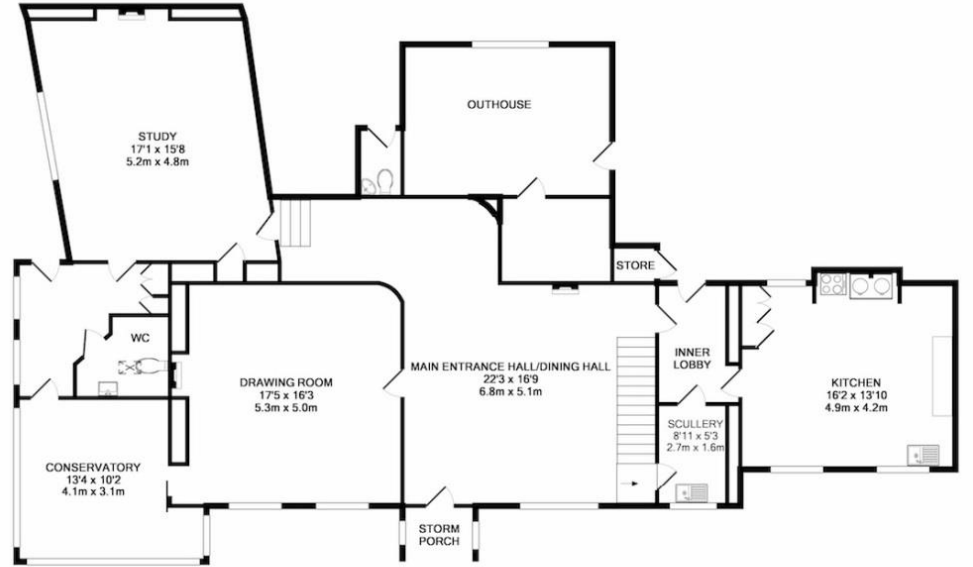
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2ND FLOOR



1ST FLOOR



GROUND FLOOR



**MANOR HOUSE FLOOR PLAN**



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