



GABLE CROSS FARM

Lowcross, Tilston

Rickitt
Partnership

Unique detached house with a range of outbuildings

Detached family house ♦ Five bedrooms ♦ Two en-suites, shower room & family bathroom ♦ Four reception rooms ♦ Potential for self-contained annexe ♦ Range of outbuildings ♦ Double garage with extra rooms & workshop ♦ Gardens and land ♦ Set within approximately 4.3 acres ♦ EPC D

Description

A unique, well presented five bedroom detached family home with a wide range of outbuildings set in a semi rural location on the edge of Tilston Village. This delightful house has four reception rooms with a mixture of contemporary and period style. One of the outbuildings offers potential to be a self-contained annexe. The property has gardens and land, sitting in approximately 4.3 acres.

Entrance Hall

Oak open staircase to first floor with storage below. Small built in cupboard. Tiled floor with under floor heating.

Kitchen

A Hacker kitchen with a range of wall and base units with Silestone work surface above and inset double sink with mixer tap. Integrated Neff dishwasher. Integrated Neff washing machine. Floor to near ceiling storage units with integrated Samsung fridge/freezer and two Neff ovens. Central island with Silestone work surface, Neff induction five ring hob and a small timber breakfast bar, storage below with integrated Liebherr fridge and wine cooler. Double glazed bi-folding patio door to rear. Double glazed window to side. Tiled floor with under floor heating.





Breakfast/Family Room

Bay window with double glazed bi-folding windows to rear with double glazed window to each side. Timber floor with under floor heating.

Sitting Room

Feature exposed sandstone fireplace and chimney with dual faced log burner to dining room. Double glazed window to front. Timber floor with under floor heating. Open to:

Dining Room

Feature exposed sandstone and brick fireplace and chimney with dual faced log burner to drawing room. Double glazed bi-folding patio door to rear. Double glazed window to each side. Timber floor with under floor heating.

Inner Hall

Under floor heating.

Office/Bedroom Five

Exposed brickwork fire surround with exposed beam. Double glazed window to rear. Under floor heating.

Shower Room

Walk in shower, low level WC and corner hand wash basin with mixer tap. Tiled floor with under floor heating. Double glazed window to side. Part tiled walls. Wall mounted heated towel rail.

Entrance Kitchenette

Base units with granite effect work surface above with small breakfast bar and inset sink unit. Double glazed window to front. Part double glazed stable door to side. Under floor heating.

Side Entrance Hall

Entrance door to side. Tiled floor.

TV Room

Open staircase with storage below, to bedroom four. Double glazed window to side. Radiator.



Utility Room

Base units with timber effect work surface above stainless steel sink unit with mixer tap. Space for washing machine. Double glazed window to side.

First Floor Landing

Double glazed window to front. Gallery landing over dining room. Built in airing cupboard. Under floor heating.

Bedroom One

Two glazed windows to side with two skylights above. Double glazed French doors with Juliet balcony to rear. Access to loft. Under floor heating.

En-Suite Bathroom

Free standing claw foot bath with mixer tap and separate hand held shower head, low level WC and hand wash basin. Part tiled walls. Skylight. Under floor heating.

Bedroom Two

Large double glazed window to rear. Two skylights. Under floor heating.

Family Bathroom

Bath with mixer tap and separate hand held shower head, walk in shower, low level WC and two hand wash basins with mixer taps and vanity unit below. Under floor heating. Two wall mounted heated towel rails.

Bedroom Three

Double glazed window to front. Double glazed window to rear. Under floor heating. Access to loft.

En-Suite Shower Room

Walk in shower, low level WC and hand wash basin with mixer tap and vanity unit below. Part tiled walls. Wall mounted heated towel rail. Under floor heating.

Separate First Floor Landing

Staircase via sitting/tv room. Double glazed window to side. Skylight.



Bedroom Four

Double glazed window to side. Double glazed window to front. Radiator.

Bathroom

Bath with separate hand held shower head and shower above, low level WC and corner hand wash basin with mixer tap and vanity unit below. Part tiled walls. Tiled floor. Wall mounted heated towel rail. Under floor heating.

Outside

To the front of the house is an open forecourt for off road parking for several vehicles.

Range of Outbuildings

Potential Attached Annexe

Room One (living area)

Entrance door and double glazed window to front. Part tiled floor. Part exposed wall. Access to loft. Two radiators.

Room Two (bedroom)

Double glazed window to front. Radiator.

Room Three (bathroom)

Part exposed walls. Radiator.

Garages/Workshops/Gym

Double Garage

Two single garage doors opening to forecourt. Four skylights. Power and light.

Room One (workshop)

Large double glazed doors to side. Tiled floor. Two skylights. With walk in storage room.

Cloakroom

Low level WC and hand wash basin with mixer tap.

Room Two (gym)

Two skylights. Part tiled walls.





Rear Entrance

Double glazed window and part double glazed door.

Room Three

Two double glazed windows to rear.

Room Four

Double glazed window to rear.

Attached Barn

In need of some work. Double doors to front with two windows. Open to side. Two windows and door to rear.

Attached Tractor Shed/Carport**Gardens and Grounds**

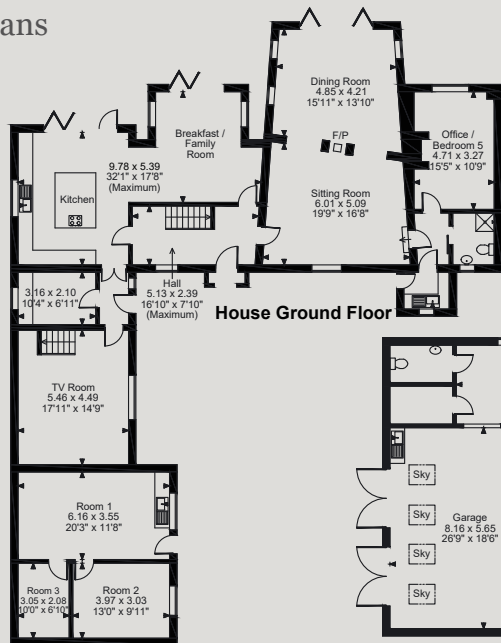
To the rear of the house is a large paved terraced area with brick built pizza oven and BBQ opening onto the garden. There is a lawned area, which once was a menage and a large open field adjoining that. In all the house sits within approximately 4.3 acres.

Property Information

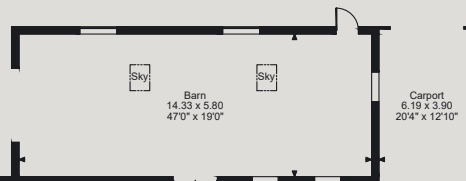
The council tax is band G. We understand the property is freehold, with mains water, electricity and private drainage connected. Oil fired central heating and hot water.



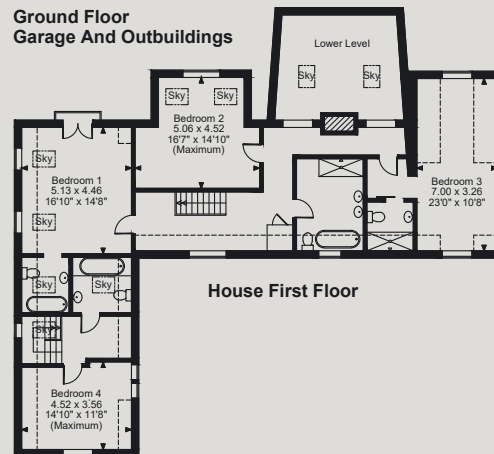
Floorplans



Approximate Gross Internal Area
Main House = 3144 Sq Ft/292 Sq M
Garage & Carport = 756 Sq Ft/70 Sq M
Outbuildings & Barn = 2332 Sq Ft/217 Sq M
Total = 6232 Sq Ft/579 Sq M



Ground Floor Garage And Outbuildings



FOR ILLUSTRATIVE PURPOSES ONLY - NOT TO SCALE

The position & size of doors, windows, appliances and other features are approximate only.

□□□□ Denotes restricted head height

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