

HENDERSON
CONNELLAN
ESTATE AGENTS

17 High Street, Brigstock, NN14 3HA

£550,000

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"Fotheringhay House"

A fine Grade II listed stone home nestled within the heart of Brigstock village benefitting from a large plot with a gated driveway and a detached double garage. The well presented accommodation retains some beautiful features such as the stone mullion front windows, beamed ceilings and an Ingle Nook fire place. The accommodation comprises reception hall, living room, dining room, modern fitted kitchen, utility and there is a ground floor shower room while upstairs there is a family bathroom and three double bedrooms. Outside the rear garden offers a good degree of privacy and scope for further develop the property (subject to planning consent). A unique period home set within a thriving village community which is well serviced by local amenities.

Description:

This attractive Grade II listed stone dwelling is located with Brigstock a village with excellent local amenities including a doctors surgery, shop, pub, café primary school and a cricket grounds. The interior is attractively styled retaining some lovely period features blended with a modern décor, the rooms are well proportioned and the property offers a light and airy feel. The accommodation comprises reception hall with a solid oak herring bone wood floor, stairs rise to the first floor landing. The dining room is dual aspect and the oak herringbone floor continues into the room from the hall. This room stands out with an Ingle Nook fire place and front facing stone mullion window. The living room features an open working fire place with an oak surround and ceramic tiled insert. A door leads into the conservatory which provides extra living space with French doors opening onto the rear garden.

Modern styled, the kitchen is fitted with sleek range of wall and base level units with Silestone work surfaces with wall upstands. There is an under counter sink with mixer tap, induction hob, eye line double built in oven, wine cooler and an integrated dishwasher. The utility room features a door which open onto the rear garden, the floor is tiled and there is plumbing for a washing machine. Plenty of storage space for shoes, boots and coats.

There is a ground floor shower room which includes a modern range of fittings including a large shower enclosure, WC and a wash hand basin set within a vanity storage unit, ceramic tiled wall surrounds and floor.

From the spacious first floor landing there are three double sized bedrooms with the master being the largest and dual aspect. There is a walk-in wardrobe off from the landing while the family bathroom includes a roll top slipper bath, WC and a wash hand basin set within a vintage dressing table. There is a feature exposed brick gable end wall. Gas fired central heating system. Character Welsh slate roof.

Outside:

The property comes with side gated vehicular access to the 90' driveway which provides parking and access to the double detached garage which has an electric remote operated door. The garden is zoned into two area the immediate more formal garden is laid to lawn and is retained by stone walling and hedging, this area measures 49' x 36'. The rear part of the garden is larger measuring 74' x 45' and is mainly laid to lawn. The plot offers potential for further development (subject to planning consent). The rear garden faces south/east.







- Living Room 4.98m x 3.71m (16'4" x 12'2")
- Dining Room 4.17m x 4.88m (13'8" x 16'0") max
- Kitchen 4.93m x 2.44m (16'2" x 8'0")
- Utility Room 2.26m x 2.08m (7'5" x 6'10")
- Shower Room 2.36m x 2.24m (7'9" x 7'4")
- Conservatory 4.57m x 2.95m (15'0" x 9'8") max
- Bedroom One 5.11m x 3.2m (16'9" x 10'6")
- Bedroom Two 3.81m x 2.9m (12'6" x 9'6")
- Bedroom Three 3.68m x 3m (12'1" x 9'10")
- Bathroom 2.24m x 2.06m (7'4" x 6'9")





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The Property Ombudsman

Disclaimer: These particulars do not form part of any offer or contract and should not be relied upon as statements or representations of fact. Any areas, measurements of distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive.