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Fore Street, Kenton, EX6 8LG









A CHARACTERFUL and surprisingly spacious TWO DOUBLE BEDROOM home, offering an appealing combination of period features and modern improvements. The property includes a generous SITTING ROOM with an impressive stone fireplace and wood burning stove, a stylish recently fitted KITCHEN/DINING ROOM, useful ground floor WC/UTILITY, entrance porch/conservatory and a modern first floor shower room. Outside is a courtyard-style area together with OFF ROAD PARKING and a GARAGE. A charming home which needs to be viewed internally to fully appreciate the accommodation on offer.
FREEHOLD, COUNCIL TAX BAND - C, EPC - D.

£199,950

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DESCRIPTION
Rockhill House is an individual and characterful home offering deceptively spacious accommodation arranged over two floors.

Internally, the property retains a number of attractive period features, including exposed timbers and a particularly impressive stone fireplace within the sitting room, whilst more recent improvements have introduced a contemporary finish to key areas of the house.

The ground floor is centred around two particularly good-sized living spaces. The sitting room extends to approximately 19' and provides ample room for a variety of furniture, with the exposed stone fireplace and wood burning stove forming a real focal point. Alongside is the kitchen/dining room, which has been stylishly refitted with an attractive range of shaker-style units, contrasting work surfaces and integrated cooking appliances, whilst retaining plenty of space for a dining table.

There is also a useful entrance porch/conservatory together with a separate ground floor WC/utility room.

On the first floor are two well-proportioned double bedrooms, both benefiting from useful built-in storage, together with a modern shower room fitted with a contemporary suite. Exposed timber detailing within the shower room adds further character.

Outside, the house enjoys a private courtyard-style area providing space for seating and potted plants. There is also off-road parking together with a separate garage.

ENTRANCE PORCH/CONSERVATORY
A useful glazed entrance area overlooking the courtyard and providing access into the main accommodation.

KITCHEN/DINING ROOM
A particularly attractive room which has been comprehensively refitted with a range of contemporary shaker-style wall and base units complemented by light work surfaces. Inset sink with mixer tap, integrated oven and microwave together with a fitted hob and feature splashback. Recessed ceiling lighting and ample space for a dining table and chairs. Staircase rising to the first floor and access to the porch and outside.

SITTING ROOM
A spacious and characterful principal reception room featuring an impressive exposed stone fireplace with substantial timber lintel and inset wood burning stove. Exposed ceiling beam, windows providing natural light and ample space for a range of living room furniture.

WC/UTILITY
A useful additional ground floor facility comprising WC and wash hand basin together with space and plumbing for laundry appliances. Window providing natural light.

FIRST FLOOR LANDING
Stairs rising from the ground floor and providing access to both bedrooms and the shower room.

BEDROOM 1
A comfortable double bedroom with window providing natural light and an extensive range of built-in wardrobes/storage cupboards.

BEDROOM 2
Another generous double bedroom with window and useful built-in storage.





SHOWER ROOM

A stylish modern suite comprising a large corner shower enclosure, WC and wash hand basin set within an extensive range of fitted vanity/storage units. Contemporary flooring, window and attractive exposed timber feature.

OUTSIDE

The property benefits from a pleasant courtyard-style outside area adjoining the house, providing space for seating, pots and planting and creating an attractive area for sitting outside. There is also a useful hardstanding/parking area providing off-road parking, together with access to the garage.

GARAGE

A useful separate garage providing parking and/or additional storage.

AGENTS NOTE

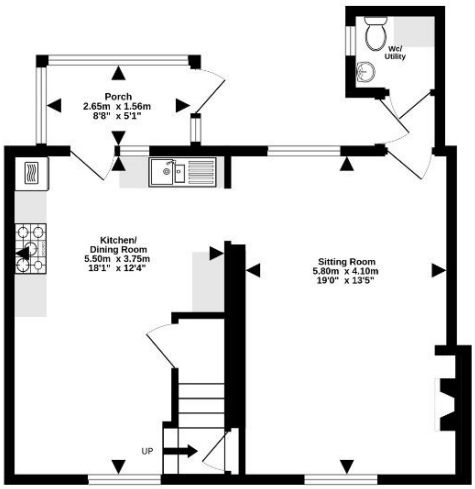
The neighbouring property benefits from a right of way over the driveway, providing access to the rear.



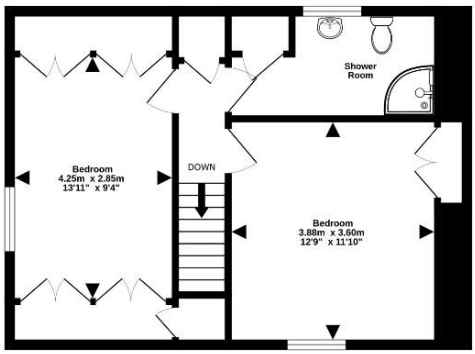




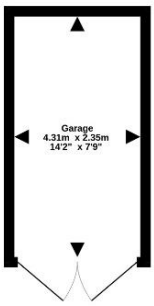
Ground Floor
49.5 sq.m. (533 sq.ft.) approx.



1st Floor
43.4 sq.m. (467 sq.ft.) approx.



Garage
10.1 sq.m. (109 sq.ft.) approx.



TOTAL FLOOR AREA : 103.0 sq.m. (1109 sq.ft.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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