



Middle Gannaway, Nr. Norton Lindsey

Guide Price £825,000

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Middle Gannaway,Nr. Norton Lindsey

A character Victorian 4 bedroom attached Farmhouse on the fringe of the village. Enjoying light & spacious rooms with lovely views towards Warwick or over the extensive parkland garden with a triple garage & adjoining two & a half acre paddock.

APPROACH

Brick edged gravel footpath leads to the canopy porch & part glazed front door. In reality the only people to use this will be the Postman & Amazon deliveries.

HALLWAY

Direct flight staircase to the first floor. Doors into,

LIVING ROOM / OFFICE - 3.99m x 3.96m (13'1" x 13'0")

The first of many dual aspect rooms with lovely view from the side window towards Warwick. Chimney breast with original cast iron fire surround & tiled hearth.

SITTING ROOM - 6.63m x 6.3m (21'9" x 20'8")

A generous sized room with twin front windows. York Minster stone fire surround & hearth with coal effect gas fire. Open plan into,

DINING KITCHEN - 6.3m x 4.39m (20'8" x 14'5")

Featuring 5 section folding doors opening out to the extensive patio. Chalked Pine Amtico flooring throughout. The garden side of the room provides ample space for a good sized dining table & chairs plus sofa & coffee table etc. The kitchen has a full range of base & wall cupboards in cream. Corian worktop with seamless recessed sink & drainer, below twin front windows. Integrated double fridge & dish washer. Inset gas hob & double electric oven, Double door shelved pantry & adjacent store cupboard.





SIDE LOBBY

This is the real entrance to the house on a day to day basis. .

UTILITY

Space for all the usual appliances. Worktops, sink & wall cupboards,

WC

Low flush unit & wash basin.

FIRST FLOOR (in order)

BEDROOM ONE - 3.99m x 3.99m (13'1" x 13'1")

Wonderful view over countryside towards Warwick in the distance. Two double wardrobes & six drawer dressing table.

BEDROOM TWO - 3.76m x 3m (12'4" x 9'10")

BATHROOM

A step down with a suite in white. Teardrop bath with shower over & glass side screen. Vanity unit with part recessed wash basin. WC with concealed cistern. Side window.

BEDROOM THREE - 3m x 2.74m (9'10" x 9'0")





BEDROOM FOUR - 4.42m x 4.06m (14'6" x 13'4")

Part vaulted ceiling with windows front & rear. Mirror fronted wardrobes.

EN-SUITE

Corner shower cubicle with glass surround & doors. Wash basin & WC. Extractor.

THE GROUNDS

Electric gates from the road open into gravelled driveway leading to,

TRIPLE GARAGE - 8.99m x 5.79m (29'6" x 19'0")

A more recent addition with three electric doors. Vaulted roof. Storage cupboards at the rear. Power, lighting & EV charging point.

PARKLAND GARDEN

Private sand stone paved patio for Summer entertaining & dining. Extensive lawn & pond edged with hedging & tree borders. Turning circle for the cars plus plenty of parking.

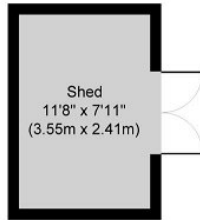
PADDOCK

Extending to a little over 2.5 acres. part of which is mown. Fencing & hedging. With raised vegetable beds.

GENERAL

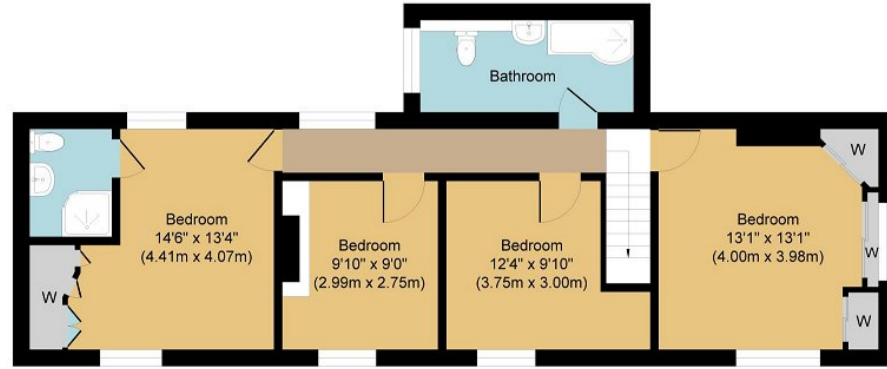
Central heating is Oil fired. Shared septic tank situated in the garden. There is a rarely used public footpath that runs along side the paddock to the fields beyond.



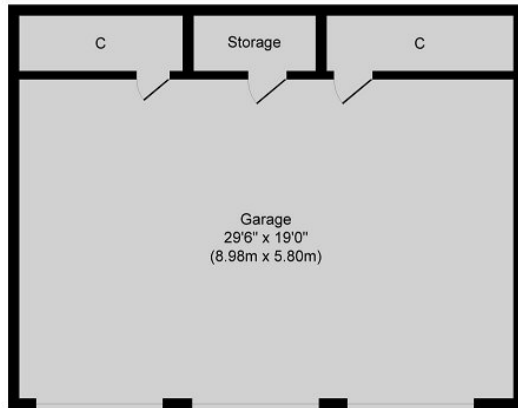


Shed
11'8" x 7'11"
(3.55m x 2.41m)

Outbuilding
Approximate Floor Area
90 sq. ft
(8.35 sq. m)



First Floor
Approximate Floor Area
743 sq. ft
(69.03 sq. m)



Garage
Approximate Floor Area
672 sq. ft
(62.40 sq. m)



Ground Floor
Approximate Floor Area
1036 sq. ft
(96.28 sq. m)

Approx. Gross Internal Floor Area 2451 sq. ft. (227.70 sq. m)(Excluding Shed)

Whilst every attempt has been made to ensure the accuracy of the floor plan 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. The measurements should not be relied upon for valuation, transaction and/or funding purposes. This plan is for illustrative purposes only and should be used as such by any prospective purchaser or tenant.

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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