

3 Bedroom Detached property

Price
£329,950K Reduced From
£375K

Ex Show House Bespoke 3 bedroom, 2 bathroom luxury detached house on 2 levels & mezzanine balcony .

Adjacent to the main school building, beautifully designed and constructed offering an individual home with charm and character complimenting the contemporary design and detail.

Large open plan loft style living/dining and kitchen area with many original features of brick, stone and exposed timber beams which enhance the exceptionally high quality fixtures and fittings together with a glass/steel constructed mezzanine gallery which offers stunning views over the park and valley area.

This detached property offers an opportunity to own a very individual large open plan home completed to the highest specification within the heart of Bronte country.



2 Floor Levels and Mezzanine Balcony Comprising of :

Ground Floor

- Entrance, Stairs & landing
- Lobby
- Bedroom 1 & En Suite
- Bedroom 2
- Bedroom 3
- House bathroom
- Utility / Store

First Floor

- Spacious Open plan Living, Dining and Kitchen area
- Cloaks & WC

First Floor

- Mezzanine Balcony / office with remote Velux windows

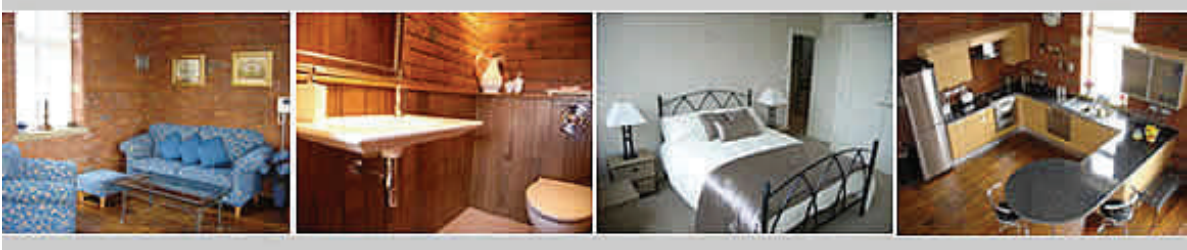
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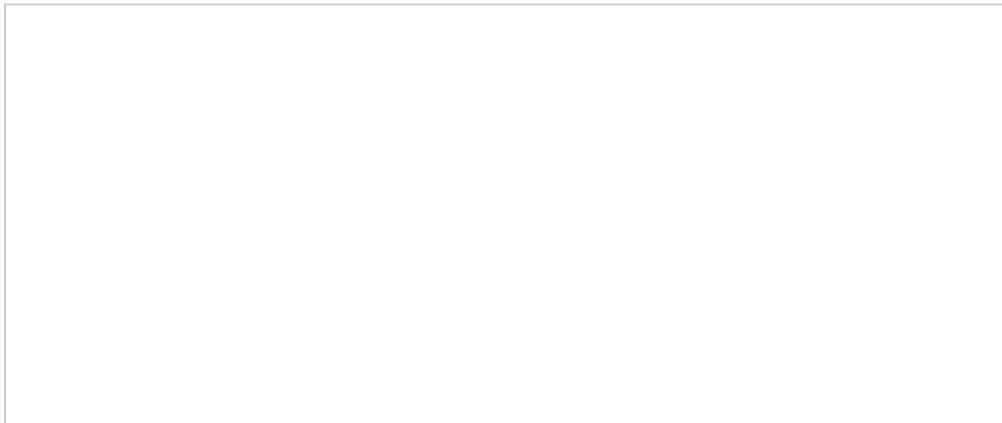
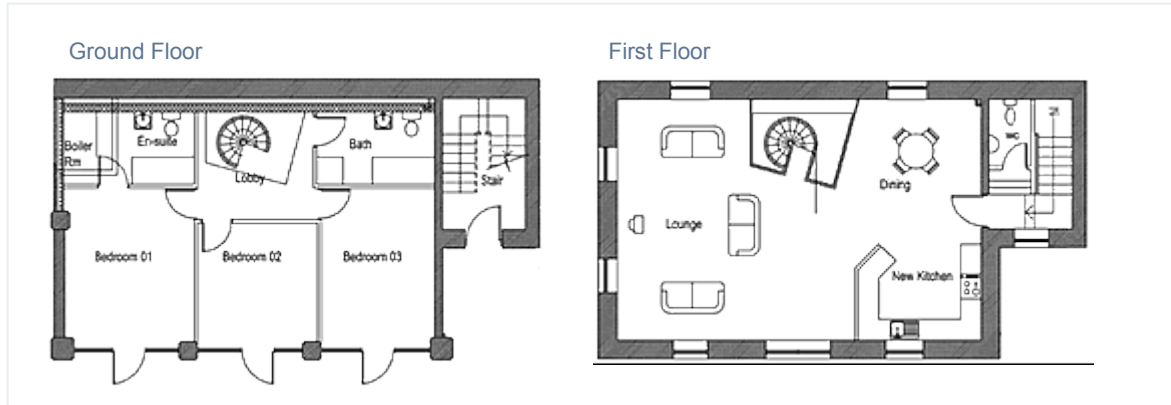
Specifications and Features :

- Constructed from natural re-claimed quality stone.
- Quality craftsmanship construction throughout.
- Open Plan lounge/ kitchen / dining area.
- Decorated to the very highest standard.
- Bespoke top quality hardwood windows with several opening options and spraypaint finish.
- Bespoke Steel large radius Spiral Staircase.
- Economical Gas Fired under floor heating system with individual control to each room
- Smart home technology package including QED Systemline Modular System -distributed multi room, multi source audio, Siemens Intelligent lighting system.
- Panasonic 42" Plasma TV
- Bose Acoustics Speaker system 5.1.
- Bose Amplifier and DVD Player
- Electronic log effect feature fire
- Double fitted robes + shelving unit to Bed 3
- Double robes to Bed 2
- Double robes, additional storage, shelving unit + dressing area to Bed 1
- Carpeted throughout on ground level
- Original wooden flooring to 1st floor level
- Fitted kitchen to include Zanussi oven, hob & extractor fan in stainless steel
- Lieber stainless steel fridge/freezer
- Zanussi integrated dishwasher in stainless steel
- Integrated washer/dryer
- Jacuzzi bath & feature power shower to main bathroom
- Remote control Velux windows
- Feature viewing gallery constructed of glass/steel
- High pressure water system with large storage capacity.
- The highest specification to bathrooms and kitchens with porcelain wall and floor tiles
- Low voltage lighting and contemporary high specification fittings.
- Secure electronic pedestrian and vehicle gate entry system.
- Video Entry System.
- CCTV Monitoring System .

Room Dimensions		
Room	Floor	Dimensions
Open Plan Living , Dining & Kitchen Area	First	34' 6" x 23'
WC	First	8'6" x 7' 5"
Mezzanine Balcony / Office Area	First	11' x 6'
Stairs & Landing	First	12'6" x 7' 8"
Lobby	Ground	8' 10" x 10' 2"
Bedroom 1	Ground	12' x 14'
En Suite	Ground	9' 2" x 7' 6"
Bedroom 2	Ground	11' 6" x 11' 4'
Bedroom 3	Ground	11' 4" x 14'
House Bathroom	Ground	10' x 7' 6"
Drying Room & Store	Ground	4' 10" x 7' 6"



Plans



Please Note*: - prices, availability and layout may be subject to change.
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