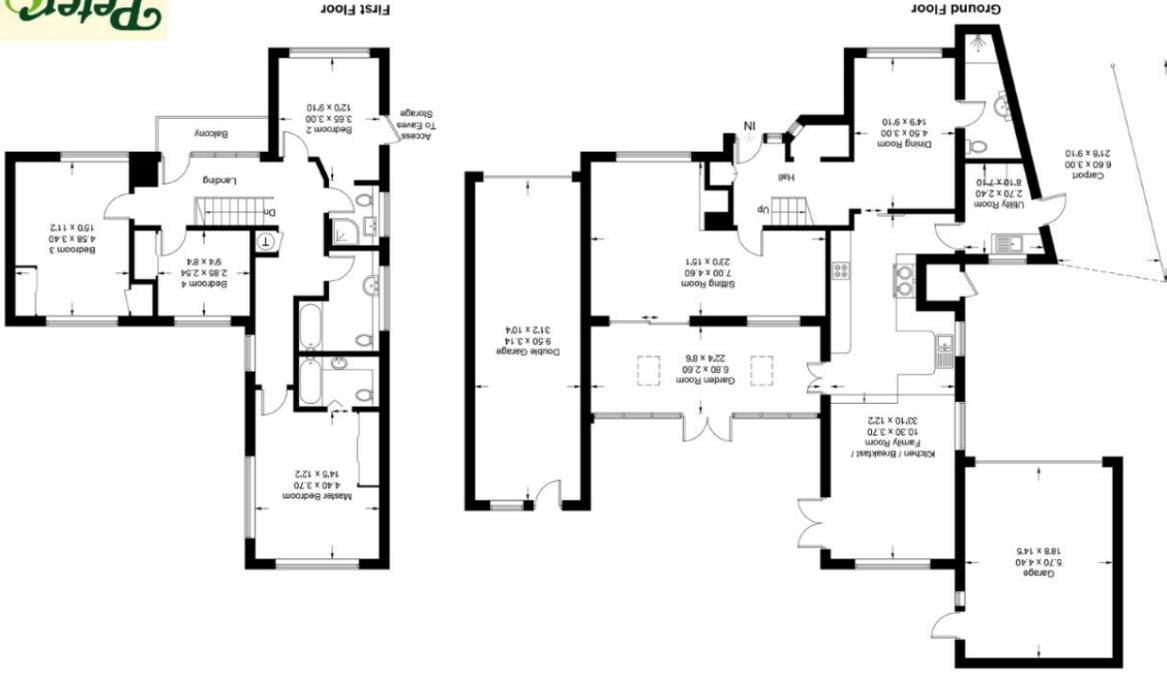


Energy Efficiency Rating	
Current Rating	Very energy efficient - lower running costs
A	92-100%
B	81-91%
C	69-80%
D	55-68%
E	49-54%
F	35-48%
G	2-34%
Very energy inefficient - higher running costs	
England, Scotland & Wales	



This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions and compass bearings before making any decisions reliant upon them. (ID885501)



**Bridle End, Yelling, PE19 6SG**  
 Approximate Gross Internal Area = 207.0 sq m / 2228 sq ft  
 Garage & Double Garage = 55.3 sq m / 595 sq ft  
 Total = 262.3 sq m / 2823 sq ft  
 (Excluding Carport / External Cupboard)



- Four bedrooms, En-suite shower room to Bedroom One & Guest Bedroom
- Refitted Kitchen with electric Aga
- Half acre plot with 1/3 acre established garden, backing onto open fields
- Total 2820 sqft.
- Three/four reception rooms
- Ground Floor Shower Room
- Tandem DOUBLE GARAGE & OVERSIZED GARAGE/WORKSHOP

**Ground Floor**

**Accommodation**

Part glazed PVCu door to

**Entrance Hall**

stairs to the First Floor Landing, coved ceiling, tiled floor, built in cupboard, walk-in cloaks cupboard

**Lounge**

6.97m x 4.56m narrowing to 2.41m (22' 10" x 15' 0" / 7' 11") an L shaped reception room with window to the front aspect, coved ceiling, fireplace with living flame gas fire (propane), TV point, sliding glazed doors to the Garden Room

**Dining Room**

4.54m x 3.02m (14' 11" x 9' 11") window to the front aspect, tiled floor

**Shower Room**

fully tiled shower, vanity with wash basin, W.C, tiled floor, heated towel rail

**Garden Room**

6.86m x 2.85m (22' 6" x 9' 4") tiled floor, windows to the rear aspect, French doors to the rear garden, three rooflight windows

**Kitchen**

4.72m x 3.62m (15' 6" x 11' 11") refitted and comprising base and eye level cupboards, drawer units, larder cupboards with pull-out drawers, granite work surfaces, stainless steel one and a half bowl sink unit, electric Aga with extractor over, integrated double oven, microwave, dishwasher, larder fridge and freezer, window to the side aspect, steps down to the Family Room

**Laundry Room**

2.73m x 2.19m (8' 11" x 7' 2") base level cupboards, drawer units, tall storage cupboards, work surface with stainless steel single drainer sink unit, plumbing for washing machine, space for tumble dryer and fridge freezer, tiled floor, window to the rear aspect, door to the Carport

**Family Room**

5.64m x 3.68m (18' 6" x 12' 1") windows to the rear and side aspect, French doors to the rear garden, coved ceiling, TV point

**First Floor**

**First Floor Galleried Landing**

full height windows and door to Balcony to the front aspect, window to the rear aspect, loft access, linen cupboard with hot water cylinder and electric immersion heater

**Bedroom One**

4.35m x 3.69m (14' 3" x 12' 1") two windows to the rear aspect and two windows to the side aspect, fitted wardrobes, coved ceiling

**En-Suite Bathroom**

fully tiled and comprising 3/4 bath with shower, vanity unit with wash basin and W.C, heated towel rail

**Bedroom Two**

3.64m x 3.04m (11' 11" x 10' 0") window to the front aspect, coved ceiling, access to loft storage space

**En-Suite Shower Room**

fully tiled corner shower, vanity unit with wash basin and W.C, tiled floor, window to the side aspect, heated towel rail, door to First Floor Landing

**Bedroom Three**

4.57m x 3.34m (15' 0" x 10' 11") windows to the front and rear aspect, coved ceiling, wardrobe

**Bedroom Four**

2.86m x 2.55m (9' 5" x 8' 4") window to the rear aspect, built in wardrobe

**Family Bathroom**

bath with shower and fully tiled surround, vanity unit with wash basin and W.C, tiled floor, frosted window, heated towel rail

**Outside**

**Gardens**

the property occupies a plot of approx. 1/2 acre (sts) with a driveway to the front allowing ample off road parking leading to the Garages and Carport. The rear garden, thought to be around 1/3 acre (sts), is a mature established garden, laid mainly to lawn with well stocked herbaceous beds and borders, mature trees including a Copper Beech tree, timber "Wendy House" and larger garden shed. Adjacent to the house is a full width sandstone patio seating area.

**Garages & Carport**

the Carport offers covered parking and leads to an oversized Garage measuring 5.7m x 4.35m (18' 8" x 14' 3") , currently used as a workshop, with up and over door, power & light and a personal door to the rear garden. There is also a Tandem Double Garage measuring 9.5m x 3m (31' 2" x 9' 10") with up and over door, power, light, loft storage and inspection pit.

**Agents Note**

Oil fired central blown-air heating. There are SOLAR PANELS providing the property with hot water alongside the electric immersion heater. The current owners benefit from a feed-in tariff from the Solar Panels.

