



Nabs House
Roughlee

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A delightful, immaculately presented, three-bedroom, Grade II listed, stone-built, recently renovated, modern farmhouse located in a rural area of Roughlee with surrounding open aspect landscape views.

With high specification fixtures and fittings throughout, along with flexible living accommodation, creating a stunning family home.

Briefly comprising, lounge, kitchen/dining area/family room, dining room, utility with wc, master bedroom with ensuite, two further double bedrooms, family bathroom, and loft space with potential for two further bedrooms or large double bedroom with ensuite.

Externally the property boasts a stunning extensive rear and front garden beautifully landscaped benefiting from both a lawn space, and patio areas.

Offers over: £699,950



LOUNGE

The impressive light filled lounge briefly comprises a feature central fireplace with mantel, heated engineered oak flooring, ceiling spotlights, wall downlights, double-glazed window, and door to the front.

DINING ROOM

A spacious dining room featuring a central fireplace with mantel briefly comprises heated engineered oak flooring, ceiling spotlights, central light pendant, wall downlights, and a double-glazed window to the front.

KITCHEN / FAMILY ROOM / DINING AREA

A light filled kitchen family room with two large parallel wall to wall composite sliding double-glazed doors overlooking stunning landscape views briefly comprises a range of base and wall mounted matt units with complimentary quartz worktops, induction hob, microwave oven, steam oven, grill, two warming drawers, dishwasher, integrated fridge, and freezer, undermount sink with drainers, hanging ceiling light pendants, limestone heated flooring, exposed wooden beams, and ceiling spotlights.

The open plan dining area briefly comprises a freestanding multi-fuel stove, limestone heated flooring, ceiling spotlights, and a double-glazed window to the rear.

UTILITY ROOM AND WC

Accessed from the hall, briefly comprises, a range of base matt units, quartz worktops, farmhouse style basin sink, sandstone heated flooring, ceiling spotlights, double-glazed window, and door to the rear.

The wc briefly comprises a floating low-level wc, floating basin sink, LED mirror, limestone heated flooring and ceiling spotlights.

ADDITIONAL INFORMATION

Tenure = Freehold

Council Tax = Band F

Grade II Listed

The property has a shared septic tank.

MASTER BEDROOM WITH EN SUITE SHOWER ROOM

An impressive master bedroom with a large, double-glazed window overlooking the front of the property with lovely outlook, briefly comprising, heated engineered oak flooring, and ceiling spotlights.

The glass enclosed en-suite shower room briefly comprises a walk-in shower with overhead rainfall attachment, and remote controlled Digitemp, floating low-level wc, basin sink, vanity mirror, tiled flooring, fully tiled walls, and ceiling spotlights.

BEDROOM TWO

Located on the first floor, a spacious light filled double bedroom with double-glazed window overlooking the front of the property briefly comprises heated engineered oak flooring, and ceiling spotlights.

BEDROOM THREE

A well-presented double bedroom with UPVC double glazed window overlooking the rear of the property with stunning far reaching countryside views, briefly comprising, heated engineered oak flooring, and ceiling spotlights.

FAMILY BATHROOM

The spacious family bathroom boasting stunning high ceilings briefly comprises a freestanding Luso stone bathtub, walk-in shower cubicle with overhead rainfall attachment, and remote controlled Digitemp, floating low-level wc, floating storage basin sink with mixer tap, LED vanity mirror, tiled flooring, ceiling spotlights, towel warmer, and a double-glazed window to the rear.

LOFT ROOM

Currently accessed through the second bedroom the loft room is completely boarded and fitted to be suitable for two further double bedrooms or a large double bed with en-suite further to planning permission.

EXTERNAL

Externally the property boasts surrounding extensive gardens. The front of the property boasts a private lawn filled landscaped garden with mature plants and shrubs, patio area, and a stone gravel and flagstone walkway.

The rear of the property boasts a large private driveway housing ample parking a lawn filled fenced in garden, and a stunning Indian stone patio area.

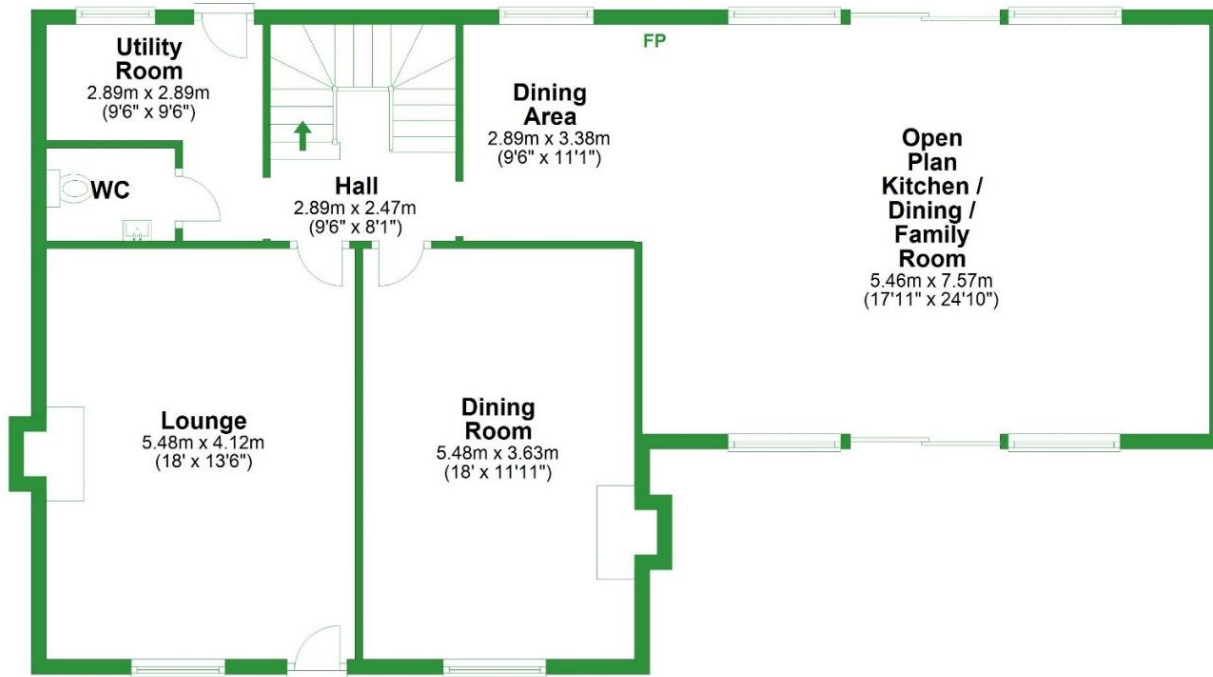






Ground Floor

Approx. 108.3 sq. metres (1166.1 sq. feet)

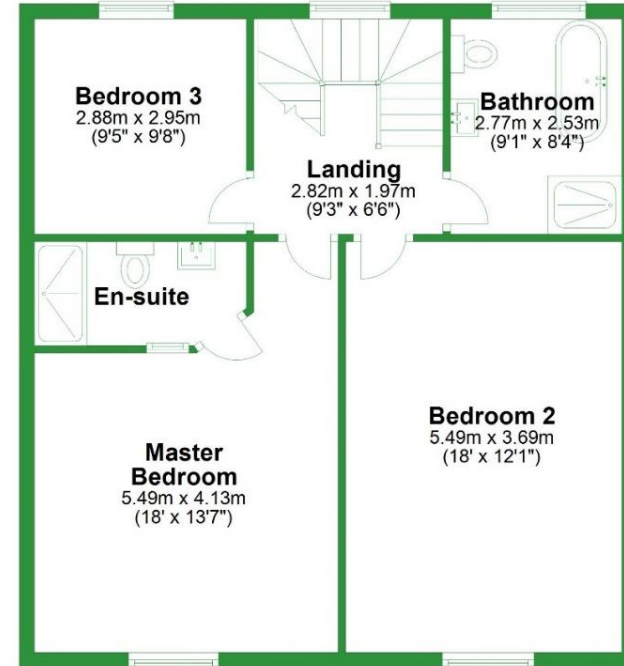


Total area: approx. 174.8 sq. metres (1881.5 sq. feet)

For illustrative purposes only. Not to scale. All sizes are approximate.
Plan produced using PlanUp.

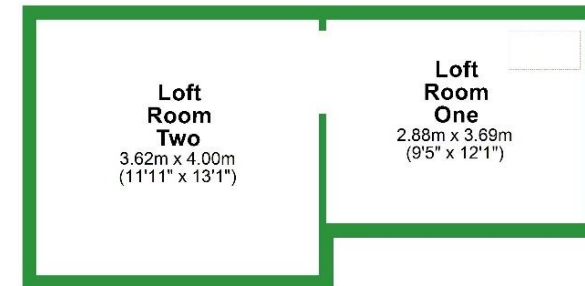
First Floor

Approx. 66.5 sq. metres (715.3 sq. feet)



Second Floor

Approx. 25.4 sq. metres (273.4 sq. feet)



Total area: approx. 25.4 sq. metres (273.4 sq. feet)

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