

Ground Floor

Approx. 3761.4 sq. feet

ENTRANCE HALL

5.30m (17'5") x 3.60m (11'10")

Flagstone floor, part panelled, twostairs, double door to Music Room, double door to Dining Room, open plan to:

DRAWING ROOM

6.81m (22'4") x 5.66m (18'7")

Fireplace, Oak parquet floor, panelled walls, ceiling with exposed beams, four double doors, double door to:

BOILER ROOM

3.27m (10'9") x 1.66m (5'5")

Window to rear.

GUEST CLOAK ROOM

SNOOKER ROOM

Two windows to rear, two windows to front, oak parquet floor, half height panelling, ceiling with exposed beams, door to:

DINING ROOM

6.76m (22'2") x 5.20m (17'1")

Two windows to rear, fireplace with ornate stone surround, terracotta tiled floor, ceiling with exposed beams, three double doors, double door to:

LIBRARY

3.78m (12'5") x 2.90m (9'6")

Window to front, terracotta tiled floor, fitted and book shelves, ceiling with exposed beams, double door to:

SITTING ROOM

6.81m (22'4") x 6.17m (20'3")

Two windows to front, fireplace, quarry tiled floor, ceiling with exposed beams, two double doors, double door to New_Room, door to:

STUDY

3.71m (12'2") x 3.36m (11')

Window to rear, quarry tiled floor, ceiling with exposed beams.

SIDE ENTRANCE PORCH

4.08m (13'5") x 2.59m (8'6")

Stairs, door to Storage cupboard, door to:

SEPARATE WC

Window to side.

LAUNDRY/WORK ROOM

4.89m (16'1") x 3.88m (12'9")

Plumbing for washing machine, space for tumble drier, terracotta tiled floor, door to:

KITCHEN/BREAKFAST ROOM

6.56m (21'6") x 6.06m (19'11")

Fitted with a matching range of base units, Two door gas fired Aga with gas companion & ceramic hob, two windows to front, inglenook fireplace, Limestone floor, ceiling with exposed beams, double door to:

SCULLERY

3.88m (12'9") x 1.41m (4'8")

Window to rear, double door, door to:

LARDER

2.33m (7'8") x 2.33m (7'8")

Window to side, door to:

PANTRY ROOM

4.28m (14'1") x 3.83m (12'7")

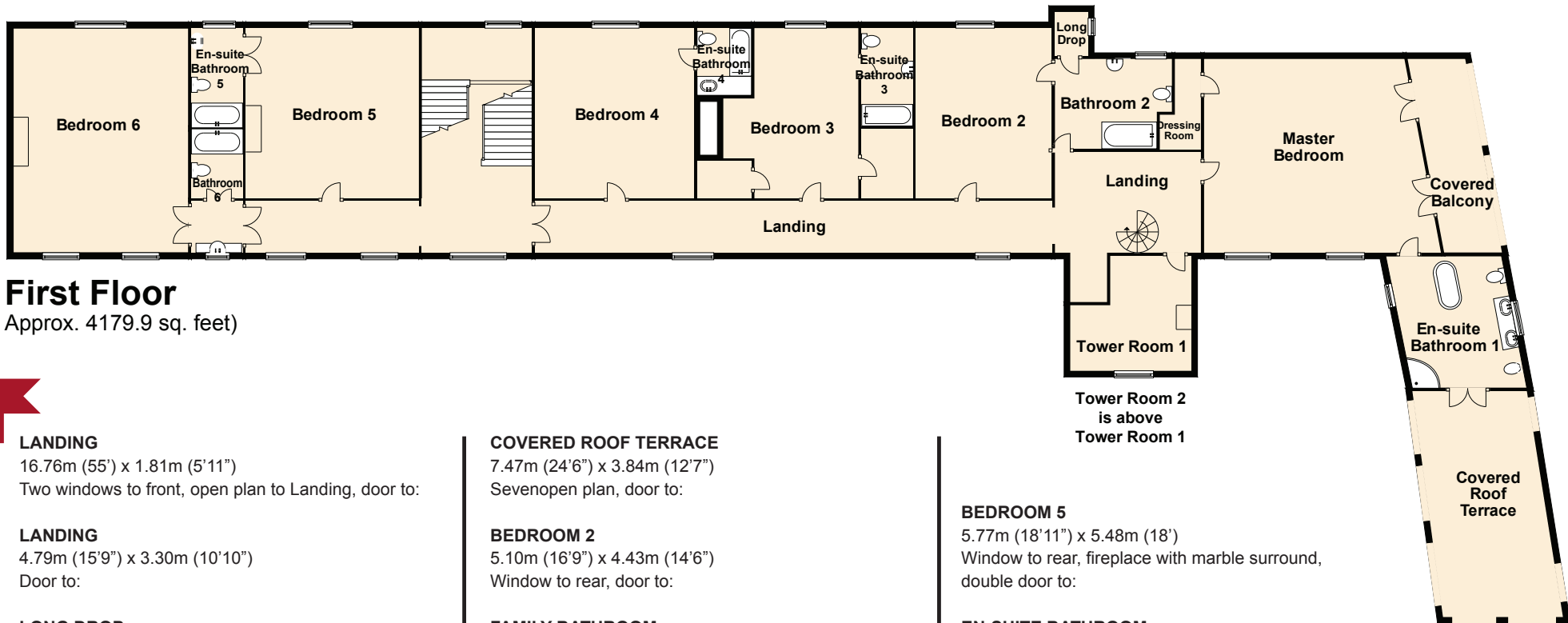
Door to:

SUMMER DINING ROOM

7.03m (23'1") x 5.18m (17')

Fireplace, fiveopen plan.





First Floor

Approx. 4179.9 sq. feet)

LANDING

16.76m (55') x 1.81m (5'11")

Two windows to front, open plan to Landing, door to:

LANDING

4.79m (15'9") x 3.30m (10'10")

Door to:

LONG DROP

Window to side.

MASTER BEDROOM

6.61m (21'8") x 6.37m (20'11")

Two windows to front, double door, double door to Covered Balcony, door to:

DRESSING ROOM

2.98m (9'9") x 0.86m (2'10")

COVERED BALCONY

6.33m (20'9") x 1.89m (6'2")

Two open plan, door to:

EN-SUITE BATHROOM

4.56m (15') x 3.98m (13'1")

Two windows to side, double door to:

COVERED ROOF TERRACE

7.47m (24'6") x 3.84m (12'7")

Seven open plan, door to:

BEDROOM 2

5.10m (16'9") x 4.43m (14'6")

Window to rear, door to:

FAMILY BATHROOM

3.93m (12'11") max x 2.86m (9'5")

Window to rear, door to:

BEDROOM 3

5.08m (16'8") x 4.01m (13'2")

Window to rear, door to Storage cupboard, door to Storage cupboard.

EN-SUITE BATHROOM

3.12m (10'3") x 1.70m (5'7")

BEDROOM 4

5.22m (17'2") x 5.05m (16'7")

Window to rear, door to:

EN-SUITE BATHROOM

2.19m (7'2") x 1.78m (5'10")

BEDROOM 5

5.77m (18'11") x 5.48m (18')

Window to rear, fireplace with marble surround, double door to:

EN-SUITE BATHROOM

3.27m (10'9") x 1.79m (5'10")

Window to rear.

BEDROOM 6

7.27m (23'10") x 5.72m (18'9")

Window to rear, two windows to front, fireplace, parquet floor, part panelled, cornice style ceiling, double door to:

EN-SUITE BATHROOM

TOWER ROOM

1 4.04m (13'3") max x 3.76m (12'4")

Window to front, fireplace.

Second Floor

TOWER ROOM 2 13'03" X 12' 4"

Window to front, fireplace.

