



## Loud Hill, Stanley

MUST VIEW TO APPRECIATE | NO ONWARD CHAIN | STUNNING FAR REACHING VIEWS |  
SMALLHOLDING | APPROX 2 ACRES | DETACHED BUNGALOW | UNIT BLOCK | SECLUDED  
WOODLAND |

**£669,950**

**HUNTERS®**  
EXCLUSIVE

# Loud Hill, Stanley

## DESCRIPTION

Hunters are delighted to welcome to the market this exclusive small holding, offered with no onward chain.

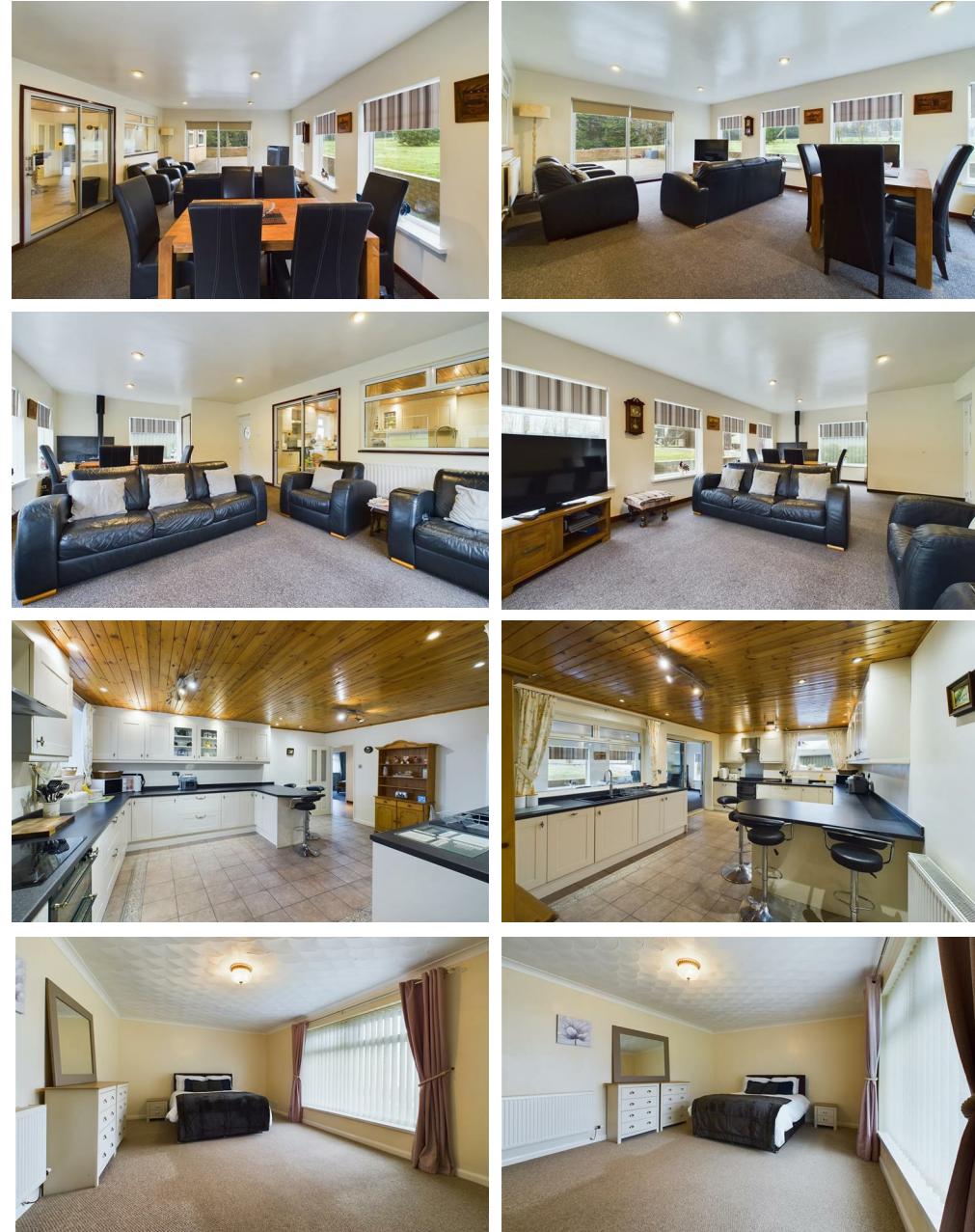
Situated within a generous plot, this 4-bed detached bungalow sits in a spectacular elevated setting providing sweeping views of the scenic landscape and picturesque surroundings. The sale is to include a unit block comprising of 3 separate units, storage and W/C. A static caravan with power and water supply, outbuildings with power and lighting and a woodland area. The whole plot occupies approximately 2 acres.

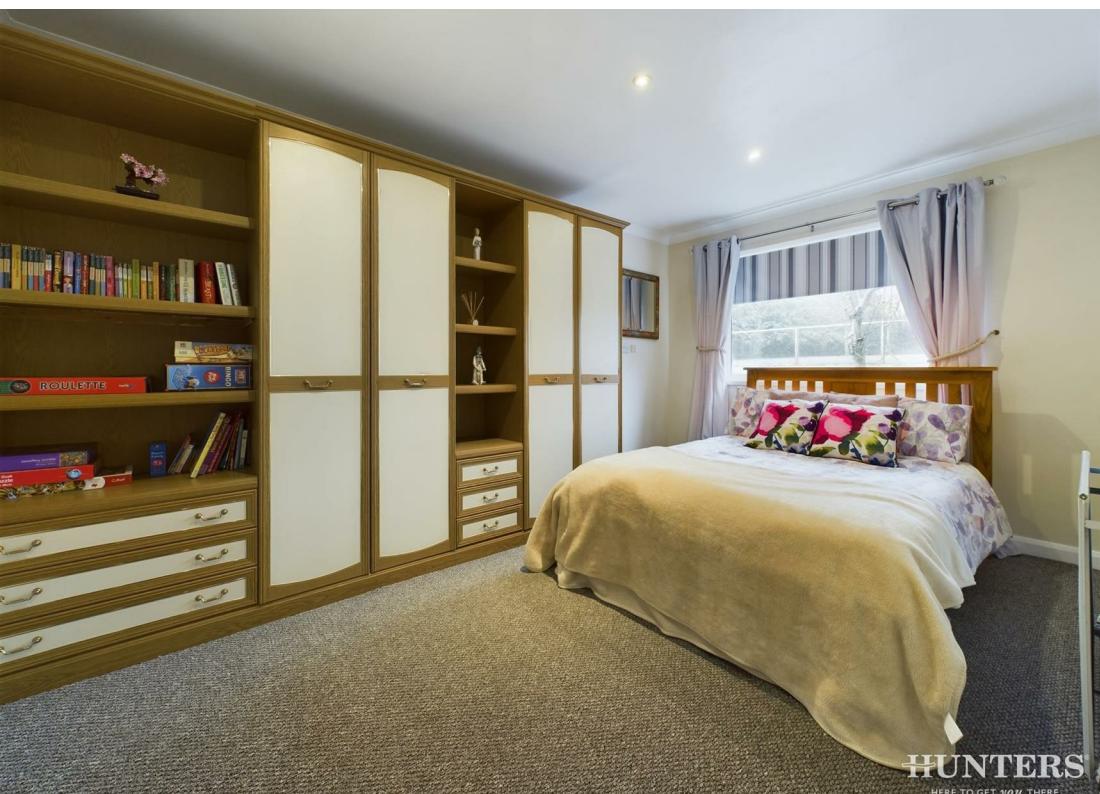
This is a fantastic business opportunity for property investors looking to add to their existing portfolio. The unit block has a separate electric metre allowing the potential to be used as an external business.

The property has an attractive floor plan which briefly comprises of entrance hallway, two double bedrooms to the front aspect with stunning overlooking views, a further two bedrooms to the rear aspect and family bathroom. The kitchen/breakfast room is fitted with integrated appliances leading to the bright and spacious lounge with featured log burning stove, from the lounge is the rear porch.

To the front of the property, there is a tarmac driveway providing ample off road parking. Wrought iron gates leading to the unit block with parking facilities. The extensive lawned gardens extend to the side and rear of the property, bordered by mature hedgerow and planted borders and a secluded woodland area.

- EXCLUSIVE SMALLHOLDING
- APPROX 2 ACRE PLOT
- FAR REACHING COUNTRYSIDE VIEWS
- DETACHED BUNGALOW
- SEPERATE UNIT BLOCK
- EXTENSIVE GARDENS
- SECLUDED WOODLAND
- IDEAL FOR COMMERCIAL USE







**HUNTERS®**  
HERE TO GET *you* THERE

Approximate total area<sup>(1)</sup>  
393.75 m<sup>2</sup>  
4238.33 ft<sup>2</sup>

Ground Floor Building 1



Ground Floor Building 2



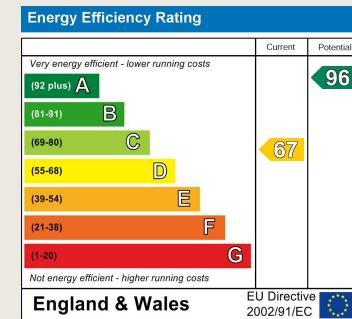
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(1) Excluding balconies and terraces

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

## ENERGY PERFORMANCE CERTIFICATE

The energy efficiency rating is a measure of the overall efficacy of a home. The higher the rating the more energy efficient the home is and the lower the fuel bills will be.



These particulars are intended to give a fair and reliable description of the property but no responsibility for any inaccuracy or error can be accepted and do not constitute an offer or contract. We have not tested any services or appliances (including central heating if fitted) referred to in these particulars and the purchasers are advised to satisfy themselves as to the working order and condition. If a property is unoccupied at any time there may be reconnection charges for any switched off/disconnected or drained services or appliances - All measurements are approximate.

**THINKING OF SELLING?** If you are thinking of selling your home or just curious to discover the value of your property, Hunters would be pleased to provide free, no obligation sales and marketing advice. Even if your home is outside the area covered by our local offices we can arrange a Market Appraisal through our national network of Hunters estate agents.

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