



Limberlost, Forge Lane, Blakedown, DY10 3JF



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EXCLUSIVE

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Summary...

A rare and unique opportunity to purchase this distinctive, attractive and extended three bedroom detached bungalow on a substantial-size plot with large workshop and garden annex. Benefitting from a quiet position within this sought-after and well established address; the property falls a stones throw from nearby High Street amenities, Blakedown Train Station and beautiful walks across open countryside. Offering a private frontal aspect beyond shrub screening and large driveway, the property in brief comprises charming entrance and reception hall with ornate stained glass, quarry tiled floor and wall panelling, master bedroom with built-in wardrobes, bay window and en suite, two further double bedrooms, one currently used as a sitting room, four-piece family bathroom and study. Additionally there's a grand dining room connecting to an impressive-size lounge with feature open fire and french doors leading to rear garden and well equipped kitchen breakfast room with Rayburn and separate utility adding an essential sense of practicality. Continuing outside the rear garden is mature and offers several seating areas, a variety of useful outbuildings and is mostly laid to lawn. Positioned at the end of the garden lies a large multi-functional workshop ideal for wood or mechanical work with self contained garden annex above with kitchenette, spacious living area and shower room. This space lends itself perfectly to house relatives or presents an ideal business opportunity subject to any necessary consents. This property offers a lot more than what meets the eye and is well suited to those looking to downsize without compromise on space or quality.



Front of The Property

To the front of the property beyond shrub screening there is a large driveway providing ample off road parking, maintained lawn, Wisteria, double gates leading to carport, outside light and double glazed door to entrance hall.

Entrance Hall

With a double glazed door leading from the front of the property, quarry tiled floor, panelling, feature window and door to reception hall and double glazed windows to front and side.

Reception Hall

21'11" x 9'2" max

With feature door leading from entrance hall, doors to various rooms, ceiling roses, picture rail, decorative mouldings, complimentary wall tiling, storage cupboard, space for dresser, loft access with pull-down ladders to a partly boarded loft, laminate floor, stained glass windows and a central heating radiator.

Master Bedroom

14'1" x 10'2" max

With doors leading from reception hall and en suite, built-in wardrobes, space for dresser, ceiling rose, picture rail, laminate floor, double glazed bay window to front and a central heating radiator.

En Suite

With a door leading from master bedroom, shower cubicle, WC, wash hand basin set into vanity unit, tiled floor and walls, recessed spotlights, extractor, double glazed window to front and a chrome central heating towel rail.

Bedroom Two

11'9" x 11'5"

With a door leading from reception hall, built-in wardrobes, picture rail, ceiling rose, storage cupboard, wall lights, double glazed window to front and a central heating radiator.

Study

5'10" x 5'10"

With a door leading from reception hall, desk, feature stained glass window, further double glazed window to side and a central heating radiator.

Bedroom Three/ Sitting Room

11'9" x 9'6"

With a door leading from reception hall, space for seating, laminate floor, picture rail, ceiling rose, double glazed window to rear and a central heating radiator.

Dining Room

14'1" x 13'1"

With doors leading from reception hall, kitchen breakfast room and open to lounge, space for large dining table, picture rail, ceiling rose, storage cupboard, feature stained glass, laminate floor and a central heating radiator.

Lounge

20'11" x 11'9"

Open from dining room, generous space for seating, feature fire place with open fire, cornice, ceiling roses, engineered oak floor, feature stained glass, french doors and windows to rear garden and a central heating radiator.

Kitchen Breakfast Room

17'8" x 13'5"

With doors leading from dining room and utility, fitted with a range of matching wall and base units, worksurfaces with tiled splashback, one and a half sink and drainer, Rayburn, space for dishwasher, breakfast table and dresser, wall panelling, tiled floor, recessed spotlights, ceiling rose, double glazed windows to rear and side and a cast iron column central heating radiator.

Utility

7'2" x 6'2"

With a door leading from kitchen breakfast room, base units with wooden worksurfaces over, plumbing for washing machine, space for tumble dryer, tiled floor, wall panelling, wall mounted central heating boiler, double glazed window to front, further double glazed door to carport and a central heating radiator.

Workshop

28'2" x 17'0"

With doors leading from the front of the property, useful storage space, light and power, wash hand basin and tiled splashback.

Kitchen

9'2" x 8'6"

With stairs leading adjacent to workshop, open to living area and door to shower room, fitted with a range of matching wall and base unit, worksurfaces with tiled splashback, stainless steel sink and drainer, space for fridge freezer and breakfast bar.

Living Area

18'4" x 16'4"

Open from kitchen, comfortable space for seating, recessed spotlights, double glazed windows to front and side.

Shower Room

With a door leading from kitchen, shower cubicle, WC, wash hand basin, part tiled walls, recessed spotlights, loft access and double glazed window to front.

Garden

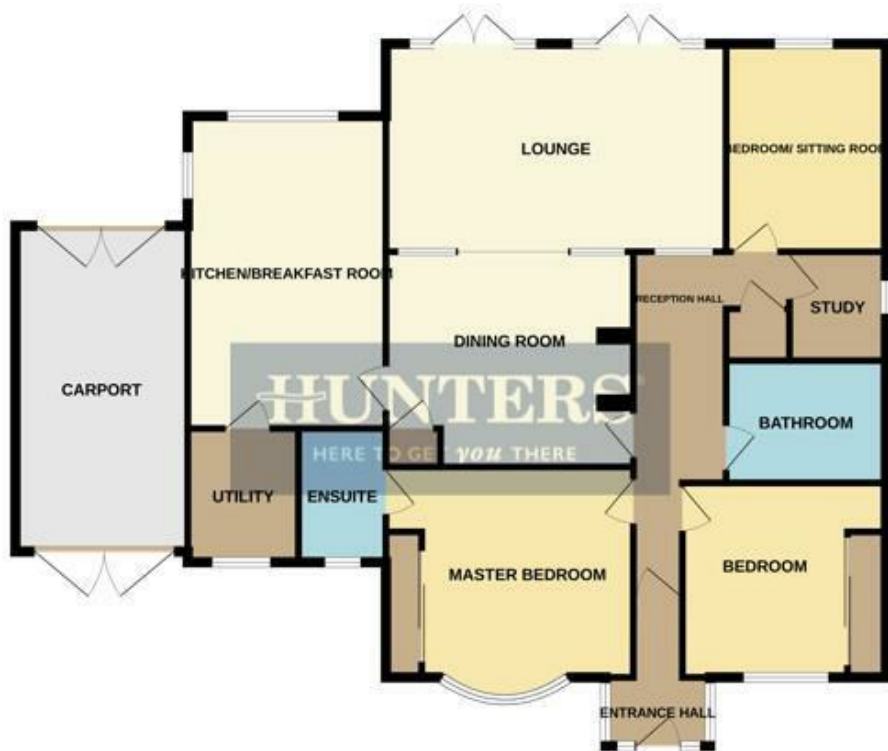
With double glazed doors leading from lounge and double gates leading from carport to block paved, patio and decked seating, decorative chipping stones, well maintained lawn, mature shrubs and trees, Wisteria, various outbuildings, outside tap and access to workshop and garden annex above.

Directions

The property is accessed off Birmingham Road and if coming from Hagley is located directly after the turn in to Belbroughton Road just before The Old House at Home.



GROUND FLOOR
1518 sq.ft. (141.1 sq.m.) approx.



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should not be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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TOTAL FLOOR AREA: 1518 sq.ft. (141.1 sq.m.) approx.
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ENERGY PERFORMANCE CERTIFICATE

Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D		64	72
(39-54) E			
(21-38) F			
(1-20) G			
<i>Not energy efficient - higher running costs</i>			
England & Wales		EU Directive 2002/91/EC	

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