



19 Station Road, Little Sutton, CH66 1NT

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EXCLUSIVE

# 19 Station Road, Little Sutton, CH66 1NT

## Asking Price £400,000

Tucked behind an unassuming façade on Station Road in Little Sutton is a hidden gem: a beautifully presented Edwardian home that blends period charm with stylish modern family living. Built in 1910 and lovingly cared for by the same family for five generations, the property sits within easy walking distance of the train station, schools and local amenities.

Original character features including parquet flooring, decorative coving and a striking Arts & Crafts staircase combine effortlessly with thoughtful modern updates designed to enhance space, storage and everyday living.

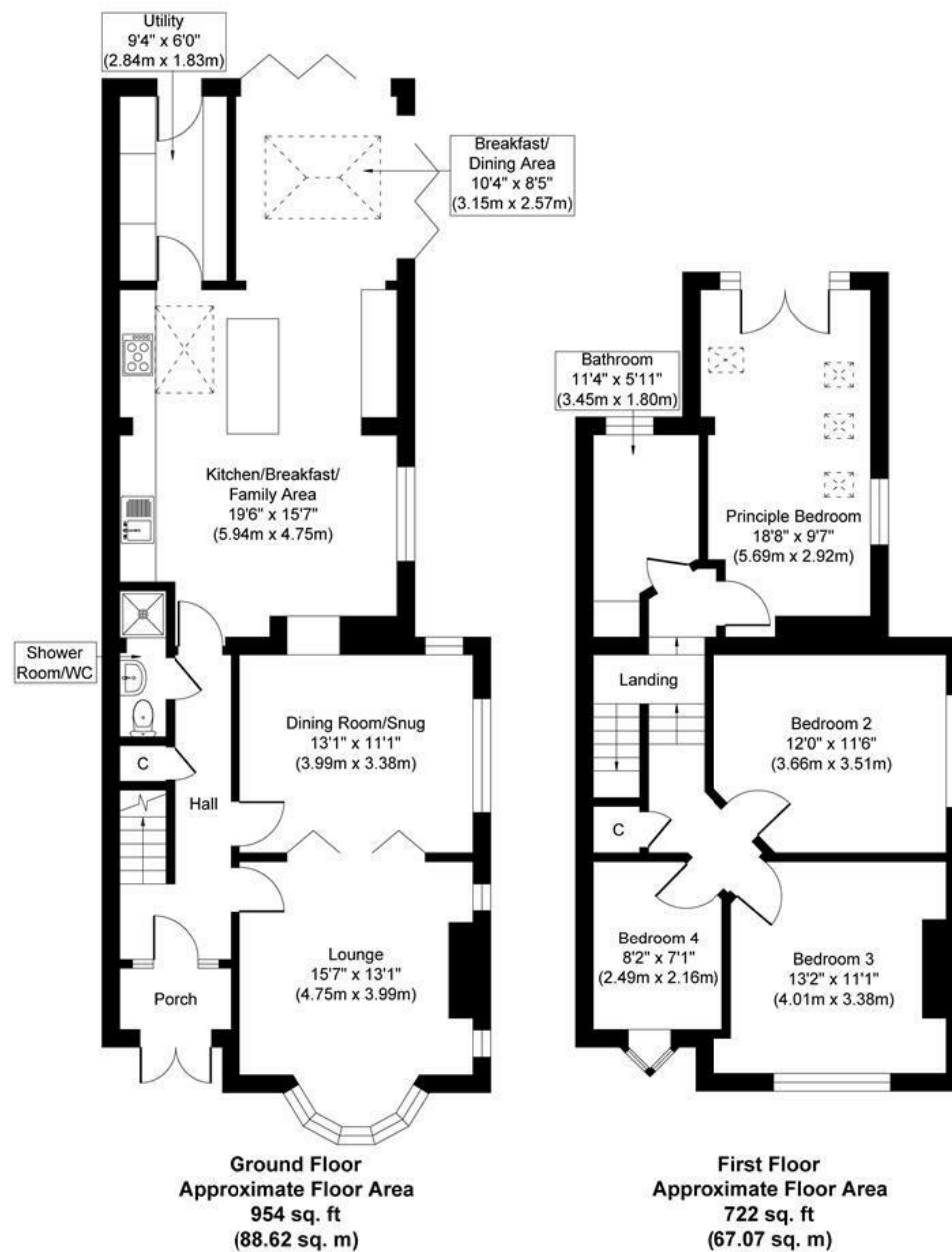
This home offers four generous double bedrooms, a spacious family bathroom with both bath and shower, plus a convenient ground-floor shower room and WC. Two large reception rooms are connected by original folding doors, allowing them to be enjoyed as separate living spaces or opened up for entertaining. These rooms have also previously served as ground-floor bedrooms, offering excellent flexibility for multi-generational living.

At the heart of the home is a newly installed kitchen/family/dining space with quartz worktops, integrated appliances including a wine cooler, and bifold doors opening onto the garden. A practical utility area keeps laundry and outdoor gear neatly tucked away.

Outside, a driveway provides ample off-road parking, while the large rear lawn offers plenty of space for relaxing or entertaining. Additional land, currently used as an orchard, offers exciting potential for a garden office, home business or private allotment. A substantial block-built outbuilding (formerly stables) with water and electricity services available, adds further versatility.

A rare opportunity to enjoy character, space and tranquillity in a well-connected village setting.

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Whilst every attempt has been made to ensure the accuracy of the floor plan 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. The measurements should not be relied upon for valuation, transaction and/or funding purposes. This plan is for illustrative purposes only and should be used as such by any prospective purchaser or tenant. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

Entrance

New front door provides access to the Entrance Porch with original tiled floor, traditional style main door with attractive stained glass windows.

Hallway

This imposing hallway offers a bright and spacious area to great your guests with its original herringbone style wooden flooring, central heating radiator and beautiful turned staircase which creates the centre point of this home. A clever use of space has been incorporated into the understairs space with pull out shoe storage cupboards.

Cloakroom

A real gem offered here. The current owners have created an impressive ground floor WC with the added advantage of an enclosed shower cubicle. The presentation of this space is impressive with attention to detail apparent. The suite includes low level WC, vanity unit with inset sink, shower cubicle with brick style tiles, all finished with black furniture.

Lounge

15'7" x 13'1"  
A truly impressive room which retains many original features such as the high ceilings with decorative coving and ceiling rose, stain glazed side windows and parquet flooring, all blending seamlessly with modern features. This includes the gas fired log burner with feature fire surround which forms the focal point of this room, double glazed bay window to front elevation and a hidden study desk. Traditional tall sliding doors separate the lounge and dining room.

Dining Room/Snug

13'1" x 11'1"  
The dining room can be accessed from the hallway, or through the lounge via the connecting double doors. Double glazed windows to the side and rear elevations, picture rail, decorative coving and ceiling rose, parquet flooring, central heating radiator.

Kitchen/Breakfast Area/Family Area

19'6" x 15'7"  
This is were pictures can do a better job than a thousand words. This really is an impressive space and has been the inspiration of the current vendors. It embraces everything that is good about family living with its comprehensive range of wall and base units finished in a modern yet

fitting colour. This is further enhanced by the Quartz worktops extending to the island unit with breakfast bar and bespoke chopping board storage area. As expected, this kitchen comes with a wealth of integrated appliances including; fridge freezer, hob with extractor, double oven, dishwasher, Insinkerator instant hot water tap, wine fridge, wood effect tiled flooring, recessed lighting, double glazed window to side elevation. This great room is actually 'L' shaped and due to the design, creates an open plan feel to include the:-

Breakfast/Dining Area

10'4" x 8'5"  
This area oozes natural light with bifolding doors to two elevations and the large canopy roof, central heating radiator.

Utility Area

9'4" x 6'0"  
Fitted to the same standard as the kitchen with plumbing for automatic washing machine, tumble dryer recess, stainless steel sink unit, rear glazed access door.

First Floor

The feature turned staircase leads from the hall to the first floor split level landing and bedroom access. A skylight ensures plenty of natural light. Useful storage cupboard.

Principle Bedroom

18'8" x 9'7"  
Double glazed French doors with Juliet balcony over looks the extensive rear garden. The high-level pitched ceiling incorporates open skylights for added natural light. Contemporary vertical central heating radiator.

Bathroom

11'4" max x 5'11"  
Again, this area showcases the current owners flair for integrating the traditional and contemporary whilst maximising space and functionality. The white suite includes a shaped freestanding bath, wall mounted integrated taps, vanity unit with Belfast style sink unit with mixer taps, low level WC, an impressive walk-in large shower space with rainfall shower head and hand held unit. Heated towel rail, half tiled walls, tiled floor extending into the shower area. Double glazed window to rear elevation, additional skylight, recessed spotlights.

Bedroom Two

12'0" x 11'6"  
Stripped and stained original flooring, central heating radiator, double glazed window to side elevation.

Bedroom Three

13'2" x 11'1"  
Stripped and stained original flooring, central heating radiator, double glazed window to front elevation.

Bedroom Four

8'2" x 7'1"  
Feature double glazed shaped window, central heating radiator, loft access.

Outside

To the front of this impressive home is a resin driveway which provides parking for a number of vehicles. The borders are retained by railway type sleepers and enjoy a mixture of mature shrubs and bedding plants. High-level double timber gates reveal another exciting feature of this home that keeps on giving. The resin driveway continues beyond the gates providing further parking, ideal for a caravan, boat or motorhome and a seating area leading out onto a lawned area. But it doesn't end there - the garden extends around to the left, opening into a large area with garden stores and fruit trees. The scope for this space is endless (subject to any required permission being obtained). Maybe a self contained home office, a workshop or even create a home gym. Estate Agents often say "view to avoid disappointment". We say view now to be amazed at how well this home presents and feels. This really is one for the discerning buyer.

Energy Efficiency Rating

|                                             | Current | Potential |
|---------------------------------------------|---------|-----------|
| Very energy efficient - lower running costs |         |           |
| (92 plus) A                                 |         |           |
| (81-91) B                                   |         |           |
| (69-80) C                                   | 69      | 80        |
| (55-68) D                                   |         |           |
| (39-54) E                                   |         |           |
| (21-38) F                                   |         |           |
| (1-20) G                                    |         |           |

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. 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 and no obligation sales and valuation services. If you live inside the area covered by our local offices we can arrange a Market Appraisal through our national network of Hunters estate agents.

England & Wales  
EU Directive  
2002/91/EC













