

**East Wing**

, Thorp Arch Hall, Thorp Arch LS23 7AW

Offers In Excess Of £825,000 | Freehold

maxwell hodgson

estate agents

## ENTRANCE HALL

Entrance door from the front garden. Window to front. 2 radiators. Stairs to the 1st floor landing with 2 storage cupboards below. Entrance door to the rear courtyard, gardens and terrace.

## CLOAKROOM

Wash hand basin and WC with hidden cistern. Quarry tiled floor. Door to the boiler room/store.

## BOILER ROOM/STORE

6'9" x 3'4" (2.06 x 1.01)  
Grant floor mounted oil-fired boiler. Quarry tiled floor. Shelving.

## MORNING ROOM

16'9" x 10'2" (5.11 x 3.10)  
2 windows overlooking the rear courtyard. Radiator. Cornice style ceiling. Open doorway to the dining room.

## DINING ROOM

17'4" x 8'10" (5.28 x 2.69)  
2 windows overlooking the rear landscaped garden. Double doors leading to the rear courtyard and veranda. Cornice style ceiling. Radiator. Double doors to the lounge.

## LOUNGE

17'0" x 15'5" (5.18 x 4.70)  
Window overlooking the rear landscaped garden. Attractive feature open fireplace with natural wood over mantle, stone hearth and raised canopy grate. 2 Radiators.

## KITCHEN/BREAKFAST

16'7" x 15'2" (5.05 x 4.62)  
American oak bespoke units by Jeremy Wood with extensive granite work surfaces to two walls including a peninsular base unit area. Twin ceramic butler style sink bowls with a large window overlooking the enclosed front courtyard garden. Twin plate 2 door oven Aga set into the chimney breast. Integrated American style Amana vertical twin door fridge freezer. Space for washing machine and dishwasher. Stone tiled floor. Double doors leading through to the lounge.

## VIEW OF KITCHEN TO LOUNGE

## PRINCIPAL LIVING AREA

## FIRST FLOOR LANDING

Access to all rooms. Window overlooking the rear courtyard garden. Access to loft space.

## BEDROOM 1

17'0" x 15'5" (5.18 x 4.70)  
Window overlooking the landscaped rear garden with parkland views beyond. Radiator. Extensive fitted wardrobes to 2 walls incorporating both dressing table and storage drawers. Radiator. Double doors lead to the en suite bathroom.

## EN-SUITE BATHROOM

Four piece white suite with Kaldewei bath, separate Matki shower enclosure with glass screen surround. Wash hand basin set into a marble topped dresser with integral cupboards with matching mirror above. Low level wc. Chrome ladder style towel rail. Travertine tiling to all walls. Tiled floor with under floor heating.

## BEDROOM 2

15'4" x 10'6" (4.67 x 3.20)  
Window overlooking the front garden and courtyard. Radiator. Cornice style ceiling.

## BEDROOM 3

16'9" x 9'2" (5.11 x 2.79)  
2 windows overlooking the landscaped rear garden with parkland views beyond. Storage cupboard. Radiator. Double doors to bedroom 4.

## BEDROOM 4

12'5" x 10'7" (3.78 x 3.22)  
2 windows overlooking the rear courtyard. Radiator. Double doors to bedroom 3.

## BEDROOM 5

10'5" x 8'4" (3.17 x 2.54)  
Window overlooking the front garden and courtyard. Radiator. Airing cupboard with hot water cylinder. Double storage cupboard to the side with shelving.

## BATHROOM

Three piece white suite with bath, pedestal wash hand basin and low-level WC. Window over looking the front garden and courtyard. Radiator.

## FLOOR PLAN - GROUND FLOOR

This plan is included as a service to our customers and is intended as a GUIDE TO LAYOUT only.

Dimensions are approximate.  
DO NOT SCALE.

## FLOOR PLAN - FIRST FLOOR

This plan is included as a service to our customers and is intended as a GUIDE TO LAYOUT only. Dimensions are approximate.  
DO NOT SCALE.

## FRONT VIEW

## OUTSIDE

The property is approached via stone gates set within the adjacent parkland. The front driveway is shared between 3 properties and consists of a graveled frontage with wrought iron railings to the front boundary. Extensive visitor parking. An enclosed front garden offers excellent privacy with specimen trees and shrubs. An oak doorway and enclosed stone wall opens onto a side courtyard and terrace with a covered veranda providing an al fresco entertaining area. The outstanding contemporary gardens which have been professionally designed open up beyond and have featured in a number of publications including Country Life and The English Garden. They have striking views across the adjacent parkland and dramatic combinations of plants framed by yew hedges and trained trees. Lawns, paved terraces, water features and areas for growing soft fruit and vegetables are included. In the grounds part of a large stone barn which presently consists of a 16' x 15' garage area and adjacent 15' x 6' potting shed has the benefit of planning permission to provide additional self contained accommodation.

## GARDEN VIEW

## PARKLAND VIEW

## LANDSCAPED GARDENS

## OUTSIDE ENTERTAINING SPACE

## COUNCIL TAX BAND

This property has been placed in Valuation Band G.

## ENERGY PERFORMANCE GRAPHS

## SERVICES

All mains services with the exception of gas are understood to be connected.



Directions

