

BROADLANDS

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THE NUMBER **ONE** AGENT AT
NUMBER **ONE** LIBRARY PLACE

1973



THE OLD RECTORY LA ROUTE DE L'EGLISE, ST. LAWRENCE, ST LAWRENCE,

£1,975,000 | Freehold | Ref 293

- ORIGINAL PARISH RECTORY
- LONG CARRIAGE DRIVEWAY
- TREMENDOUS POTENTIAL
- HIGH CEILINGS AND ORIGINAL FEATURES
- SWEEPING COUNTRY VIEWS
- PLEASE CONTACT NIGEL HURST 07797718233

Completely restored original parish rectory, now in need of the next owner to continue the process. The house is ready to move in with good quality kitchen, bathroom suites, electrics and décor. Period features one would expect from a house of this era include; decorative ceiling roses and attractive coving plus large windows providing plenty of light. Fireplaces have been carefully restored and any additions are sympathetic to the period of the property. Situated away from main roads, overlooking surrounding countryside. A long carriage driveway leads to a large parking area with more parking behind. Accommodation includes; 2 good size reception rooms plus study & kitchen/breakfast room. 1st & 2nd floor level offer up to 8 bedrooms & scope to create further en-suites. A very large basement provides plenty of storage and offers scope to be converted to an integral flat / cinema room / gym. Grand & elegant residence ready to move in but with so much potential.

Entrance Porch

Stone floor

Entrance Hall



Elegant entrance with oak floor and staircase to first floor, doors to all principle rooms

Drawing Room



Wood floor. Beautiful central functional Edinburgh marble fireplace. High ceilings, fitted internal shutters.

Sitting Room



Pine fireplace, granite hearth, fitted internal shutters.

Study

Very good size and with fitted shutters.

Dining Room



Wood floor. Central fireplace with inset wood burning stove.

Kitchen/Breakfast Room



Extensive range of pine units. Delightful farmhouse style kitchen with central AGA. Door to exterior.

FIRST FLOOR

Master Bedroom



Original features.

Bedroom 2

Cast iron fireplace.

Bedroom 3

Window N

Bedroom 4

Window N

Utility Room

Range of fitted units. Space and plumbing for washing machine and tumble dryer.

House Bathroom



Amtico flooring. Suite of bath with shower over, W.C. wash hand basin and bidet.

House Shower Room

Suite of corner shower cubicle, W.C. and wash hand basin.

SECOND FLOOR

Landing



A large bright landing with 4 equal sized bedrooms off it.

Bedroom 5



West

Bedroom 6

West

Bedroom 7

East

Bedroom 8

East

BASEMENT

Room 1

North, exposed granite.

Wine Cellar

North without windows. Exposed granite.

Room 2

Door to South garden plus window. Door to....

Room 3

A large room with dual aspect South and West.

Exterior



The property is approached via a long private driveway, part of which is shared with the new rectory. The driveway branches off to a delightful circular driveway with central lawn. To the South a pleasant walled garden with vegetable patch and various lawned areas.

Parking



Ample parking for the largest of parties.

Garaging

Current plans show a detached oak framed double garage which is scheduled to be constructed shortly.

Services

Mains drains, borehole water with treatment system. Oil fired central heating (mains water within easy reach.)

DIRECTIONS: JT Map 8 T12 Heading North on St Lawrence main road, turn left just before the church and continue straight on to the driveway entrance.



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