



Fairlight

The Homestead Estate | | LS29 6PE

Asking price £945,000

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A handsome family home providing substantial six bedrooomed accommodation arranged over two floors, featuring a beautiful South West facing garden, triple garage and a vast amount of off-street parking.

- Substantial Accommodation
- Six Bedrooms
- Triple Garage
- High Degree of Privacy
- Two Bathrooms
- South West Facing Lawned Garden

With gas central heating and double glazing, the accommodation comprises:

Ground Floor

Covered Entrance

Reception Hall

27'10 x 11'5 (8.48m x 3.48m)

Filled with an abundance of natural light and enjoying a lovely Southerly aspect, with Amtico oak effect flooring.

Cloakroom

5'9 x 5'5 (1.75m x 1.65m)

Including a hand wash basin, w.c. and understairs store cupboard.

Sitting Room

27'0 x 14'11 (8.23m x 4.55m)

A generous sitting room featuring a wood burning stove with brick hearth and surround, triple aspect, French doors to the garden and glazed doors leading to:



Nestled within the highly-regarded Homestead Estate, Fairlight is an immaculately presented family home offering large reception spaces, an outstanding principle bedroom with walk-in wardrobe and dressing area, extensive block-paved driveway and a highly appointed dining kitchen.



Dining Room

15'1 x 12'9 (4.60m x 3.89m)

Adjoining both the reception hall and sitting room.

Dining Kitchen

27'2 x 14'10 (8.28m x 4.52m)

An outstanding dining kitchen comprising an extensive range of base and wall units with coordinating quartz work surfaces and a breakfast bar. Integrated appliances include an oven, multifunctional combi-oven/grill/microwave with warming drawer below, dish washer, five zone induction hob with hood over, fridge, freezer, washing machine and dryer. French doors to the rear.

Rear Entrance Porch

Snug

14'10 x 13'1 (4.52m x 3.99m)

An inviting and versatile room including a circular stained glass window and a gas fire with marble surround and hearth.

First Floor

Principal Bedroom

18'2 x 14'11 (5.54m x 4.55m)

A substantial double bedroom including a range of fitted wardrobes, windows to two sides and a useful walk-in wardrobe.

En Suite

10'10 x 8'3 (3.30m x 2.51m)

Comprising a large corner bath, walk-in rainfall shower, hand wash basin, w.c, bidet and a heated towel rail.

Bedroom

17'6 x 11'10 (5.33m x 3.61m)

A double bedroom with an outlook over the South facing garden.

Bedroom

13'0 x 9'2 (3.96m x 2.79m)

A double bedroom with fitted wardrobes.

Bedroom

12'5 x 9'4 (3.78m x 2.84m)

A further double bedroom with a fitted wardrobe.

Bedroom

8'11 x 7'10 (2.72m x 2.39m)

Bedroom

8'10 x 7'11 (2.69m x 2.41m)

Bathroom

14'4 x 8'5 (4.37m x 2.57m)

Including a corner bath, walk-in rainfall shower, hand wash basin, w.c, two heated towel rails and a airing cupboard.



Outside

Triple Garage

26'7 x 21'0 (8.10m x 6.40m)

An exceptional garage accessed either via an electric up and over double door or a manual single up and over door, with light, power and water.

Front Garden

To the front of the property is an outstanding, level, lawned South facing garden with a paved seating area and a number of plum, apple trees and pear trees.

Rear Garden

A delightful elevated paved seating area surrounded by colourful flower beds.

Driveway

A notable feature of Fairlight is the large, block-paved driveway accessed via electric gates, that provides a substantial amount of off-street parking.

Tenure

Freehold.

Please Note

The extent of the property and its boundaries are subject to verification by inspection of the title deeds. The measurements in these particulars are approximate and have been provided for guidance purposes only. The fixtures, fittings and appliances have not been tested and therefore no guarantee can be given that they are in working order. The internal photographs used in these particulars are reproduced for general information and it cannot be inferred that any item is included in the sale.

Council Tax

Band G.

MONEY LAUNDERING, TERRORIST FINANCING AND TRANSFER OF FUNDS REGULATIONS 2017

Money Laundering Regulations (Introduced June 2017). To enable us to comply with the expanded Money Laundering Regulations we are required to obtain identification from prospective buyers once a price and terms have been agreed on a purchase. Please note the property will not be marked as sold subject to contract until the appropriate identification has been provided.



The Homestead Estate is a unique and private garden estate, sought after for its peace and tranquility.



GROUND FLOOR
1552 sq.ft. (144.2 sq.m.) approx.

1ST FLOOR
1447 sq.ft. (134.4 sq.m.) approx.

TOTAL FLOOR AREA: 2999 sq.ft. (278.6 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows and any other features are approximate. The floorplan is provided for illustrative purposes only and should 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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Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs (92 plus) A	80	
(81-91) B		
(69-80) C		
(55-68) D	60	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		

England & Wales EU Directive 2002/91/EC

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