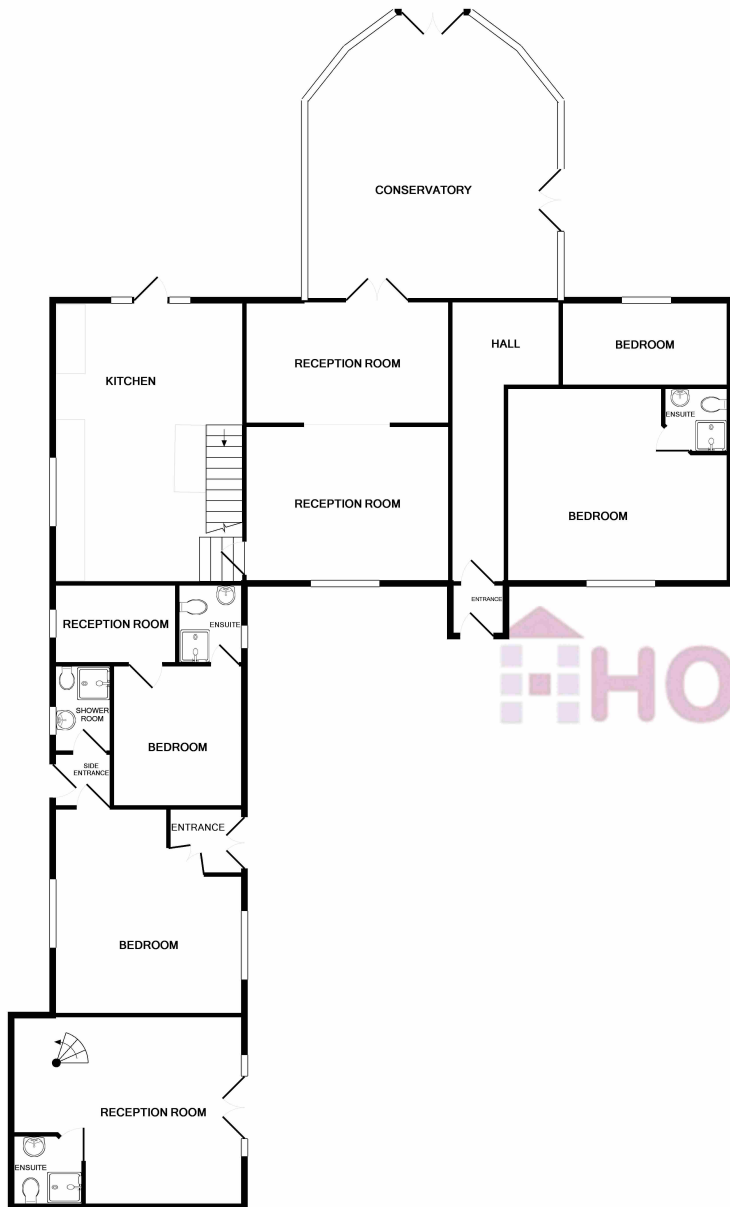




Traditional stone farmhouse and outbuildings + conservatory - recently used as a bed and breakfast. 4 public rooms 8 bedrooms ensuite conservatory kitchen utility, various outbuildings.



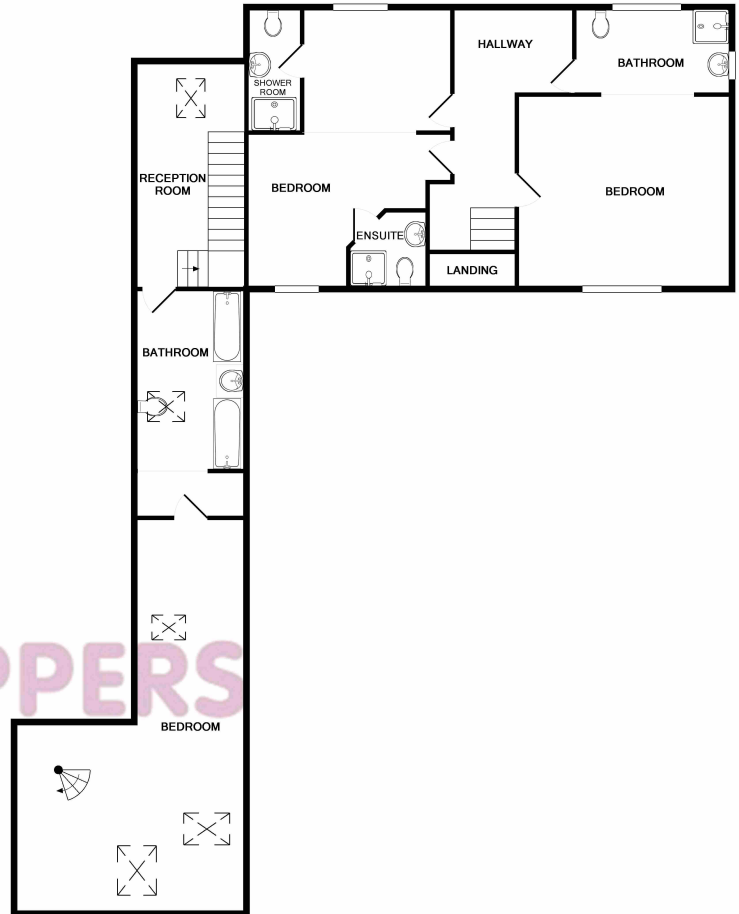


GROUND FLOOR
APPROX. FLOOR
AREA 2146 SQ.FT.
(199.3 SQ.M.)

TOTAL APPROX. FLOOR AREA 4058 SQ.FT. (377.0 SQ.M.)

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. This plan is 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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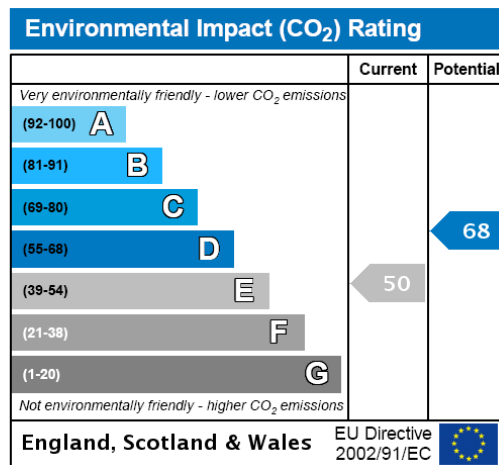
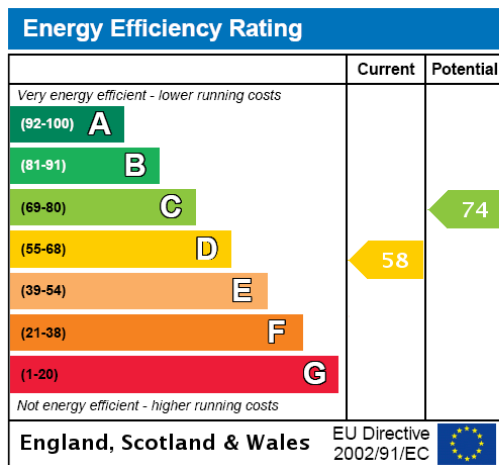


1ST FLOOR
APPROX. FLOOR
AREA 1410 SQ.FT.
(130.9 SQ.M.)



2ND FLOOR
APPROX. FLOOR
AREA 502 SQ.FT.
(46.7 SQ.M.)

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The property is located on the outskirts of the village of Monkton which is a small village with a mixture of private and local authority housing. The property is being sold in its current condition and no guarantees will be offered by the seller. On the Ground floor: Entrance vestibule, hall, lounge, dining room, study, family room, three bedrooms (three en-suite), kitchen, utility room shower room/wc and conservatory. First floor: Landing, two bedrooms (two en-suite), 2nd staircase leading to: two attic/storage rooms and attic bathroom/wc. Top floor: Landing and three bedrooms (three en-suite).

DIMENSIONS

Reception Room: 15'3x11'11 approx.
 Reception Room: 14'7x9'1 approx.
 Kitchen: 14'3x18'2 approx.
 Bedroom: 16'8x14'7 approx.
 En-suite: 4'11x4'11 approx.
 Bedroom: 12'7x6'5 approx.
 Conservatory: 18'10x24'5 approx.
 Reception Room: 9'3x5'11 approx.
 Bedroom: 9'10x10'8 approx.
 Reception Room: 15'5x15'5 approx.
 Reception Room/Bedroom: 17'4x14'3 approx.

1st Floor

Reception room/Storage: 15'3 (narrowing to 7'1) x30'8 APPROX.
 Bathroom: 6'11x16'11 approx.
 Storage: 6'11x 16'0 approx.

1st Floor (Main House)

Bedroom: 16'11x14'5
 En-Suite: 11'8x6'10
 Bedroom: 15'0x22'6 approx.

2nd Floor

Bedroom: 10'0x15'11 approx
 en-suite: 3'0x9'6 approx.
 Bedroom: 7'6x8'6 approx.
 En-Suite: 3'6x8'6 approx.
 Bedroom: 13'4x15'10 approx.
 En-Suite: 3'0x9'6 approx.



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