



01947 601301



3 NEWHOLM GREEN FARM, NEWHOLM

4 BED DETACHED HOUSE



WWW.HOPEANDBRAIMESTATEAGENTS.CO.UK



PROPERTY FEATURES

- Detached House with Stunning Rural Views
- Open Plan Living with Large Windows
- 4 Bedrooms & Modern Tiled Bathroom
- Oil Central Heating & Double-Glazing Throughout
- South-Facing Garden & Conservatory
- Quiet Village Location close to the Coast

Type: **DETACHED HOUSE**
Availability: **FOR SALE**
Bedrooms: **4**
Bathrooms: **1**
Reception Rooms: **2**
Parking: **DRIVEWAY, GARAGE**
Outside Space: **GARDEN**
Tenure: **FREEHOLD**

01947 601301

www.hopeandbraimstateagents.co.uk



3 NEWHOLM GREEN FARM, NEWHOLM - 4 bed Detached House - £395,000



Hope & Braim are delighted to present 3 Newholm Green Farm in Newholm to the market. This detached home enjoys a lovely plot at the edge of the village and open countryside and comes with a South-Facing Garden and a Garage. The house has been well-maintained and benefits from having oil central heating and double-glazing throughout. Downstairs the living spaces are full of natural light with views from the large windows and there are double doors that link the lounge and dining room. The kitchen has a range of fitted cabinets with integrated appliances and there is a separate utility room that has plumbing for a washing machine, and it houses the central heating boiler. The rear of the house has been extended with the addition of a Conservatory that links the inside with the gardens. Upstairs there are four bedrooms comprising two good sized doubles, both with fitted wardrobes, two singles, and a modern tiled bathroom with a three-piece corner bathroom suite. The property does offer some scope to be improved and could be extended to the side by converting the garage and above, like neighbouring properties. Outside there are gardens to the front along with private parking, whilst to the rear there are views out over fields and woods that are a haven for wildlife.



3 NEWHOLM GREEN FARM, NEWHOLM - 4 bed Detached House - £395,000



Disclaimer: This brochure and property details are a representation of the property offered for sale or rent, as a guide only. Brochure content must not be relied upon as fact and does not form any part of a contract. Measurements are approximate. No fixtures or fittings, heating system or appliances have been tested, nor are they warranted by Hope & Braim or any staff member in any way as being functional or regulation compliant. Hope & Braim do not accept any liability for any loss that may be caused directly or indirectly by the brochure content, all interested parties must rely on their own, their surveyor's or solicitor's findings. We advise all interested parties to check with the local planning office for details of any application or decisions that may be consequential to your decision to purchase or rent any property. Any floor plans provided should be used for illustrative purposes only and should be used as such by any interested party.