

Box Tree House, DN5 7TA
£625,000 GuidePrice
Tenure Freehold

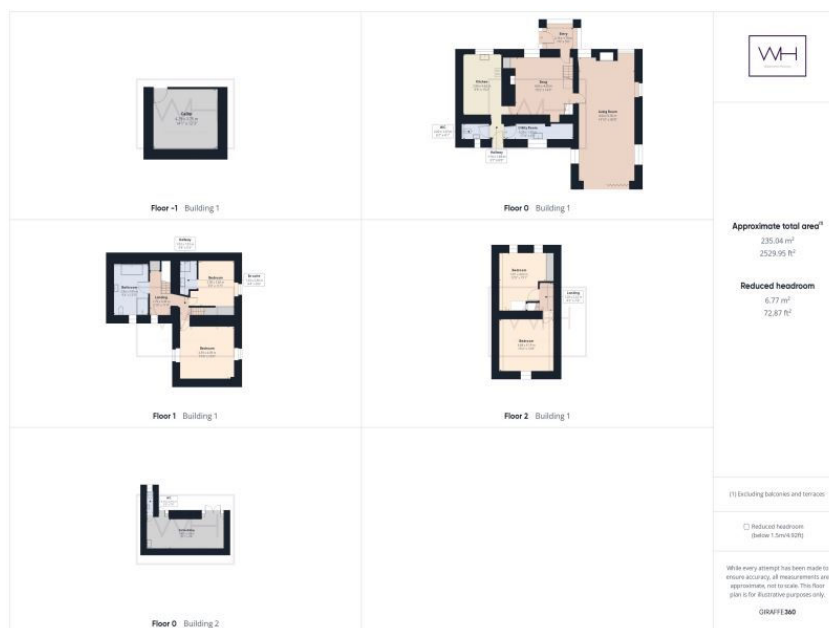
- Retained Original Features
- Utility Room
- Stables
- Large Driveway for Several Cars
- Stunning Kitchen
- Countryside Location
- Rare Opportunity
- Three Storey
- Roll Top Free Standing Bath

Steeped in history this charming 18th cottage was built in 1740 and still retains many of the original features whilst also exuding that all important contemporary feel. This home is tremendously unique offering extensive, versatile and extremely private living accommodation within stunning landscaped surroundings. Enjoying a prime and secluded location nestled up in a private roadway of High Melton the position of the property is much coveted. Occupying a substantially sized plot the property not only has a stunning three storey cottage but also a large double garage as well as stables/outbuildings that are currently utilised as a studio lending itself to any type of hobby or a summer house. There is also a WC installed to the outbuilding.

As you enter the property through the front door you enter into an alluring cloakroom with stone floors and thick solid stone walls which sets the tone for what you about to enter into. This in turn leads to the snug or second reception room with its exposed beams and focal fireplace. To the left of this you are lead through into a large and absolutely stunning sitting room which also has exposed beams to the ceiling, dual aspect windows and Bi-fold doors across the rear out the the patio. Without a doubt the focal point of this room is the original fireplace with inset multifuel stove. Also to the ground floor there is a strikingly contemporary fitted kitchen with integrated appliances, under counter led lighting and antique brass radiator. The property also boasts a well equipped utility room and downstairs WC that is traditionally presented in keeping with the property. In addition to the living accommodation on the ground floor there is also access down into the versatile cellar space.

The first and second floors house the four double bedrooms, vast family bathroom and the en suite bathroom. Again, finished with a modern style yet maintaining a traditional twist the decor running throughout the bedrooms and bathrooms is perfectly suited.

Externally the gardens are truly exquisite and tranquilly private boasting large lawned area, indian stone patio and pergola. There is also a substantial resin driveway large enough for several cars that is accesible through double gates.



Environmental Impact (CO ₂) Rating	
	Potential
Very environmentally friendly - lower CO ₂ emissions	
(92- A	
(81-91) B	
(69-80) C	
(55-68) D	
(39-54) E	
(21-38) F	
(1-20) G	
Not environmentally friendly - higher CO ₂ emissions	
England & Wales	EU Directive 2002/91/EC

Energy Efficiency Rating	
	Potential
Very energy efficient - lower running costs	
(92- A	
(81-91) B	
(69-80) C	
(55-68) D	
(39-54) E	
(21-38) F	
(1-20) G	
Not energy efficient - higher running costs	
England & Wales	EU Directive 2002/91/EC