



'End-of-lane' Beautiful Normandy Farmhouse with Outbuildings,

50600, Saint-Hilaire-Du-Harcouët, Manche, Normandy

€198,000

Ref: SIF-001296

* Available * 4 Beds * 2 Baths * 180m2

Beautiful Normandy farmhouse with numerous outbuildings at the end of a lane with over 1 acre of garden. Increasingly Rare!

Property Description

Believed to have been built around 1750 the property has been sympathetically extended and restored to provide substantial family accommodation in a peaceful setting. The property benefits from recent electrics, plumbing and A+ rated double glazed windows.

The village is located in the north west of France in the department of Manche of the French region Basse-Normandie. The closest airport is Rennes Airport (78 km), slightly further afield are Dinard Airport (79 km), Deauville Airport (121 km), or Angers Airport (124 km). The ferry ports of Caen, St Malo, Cherbourg, Le Havre and Roscoff are all within an easy drive and serve several locations along the South Coast of England. Close to the property tourist attractions include Mont St Michel (38 km), Coutances Cathedral (61 km), the Parliament of Brittany (Parlement de Bretagne) (72 km). The nearest large town is Saint-Hilaire-du-Harcouët (50) about 5 minutes away which offers a wide range of shops, schools, doctors' surgeries etc. and a busy market on the crossroads of Normandy, Loire and Brittany.

THE ACCOMMODATION COMPRISES :

On the ground floor -

Entrance hall : 16m² - Arch door and window to the front elevation. Galleried ceiling open to roof height. Oak staircase. Tiled floor. Exposed stone and timbers. Stairs to first floor with understairs storage cupboard.

Kitchen/dining room : 40m² - Triple aspect with windows to the west and north elevations. 1/2 glazed doors to the garden and window to the south elevation. Fireplace with woodburner. Fitted kitchen with plumbing for dishwasher, space for a range style cooker with tiled splashback. Solid wood work surfaces. Large kitchen island and separate space for more formal dining. Exposed stone walls and beams to the walls and ceilings. Laminate floor. Hot water cylinder.

Larder : 3m² - Window to the north elevation.

Bathroom : 10m² - Window to the rear elevation. Bath with tiled surround and shower over. Toilet. Hand basin. Fitted cupboard with plumbing for washing machine. Tiled floor. Heated towel rail.

Living room : 40m² - Glazed French doors to the garden and window to the front elevation. Electrics. Fireplace with woodburner. Exposed stone wall and beams. Laminate floor.

On the first floor -

Galleried landing : Velux windows to the front and rear elevations. Wooden floor. Exposed beams. Access to 2 loft areas (one is boarded).

Bedroom 1 : 36m² - Window to the front elevation. Oak floor. Exposed beams, stone and timber and cob walls. Free standing bath (the room could easily be divided to provide an en-suite bathroom if required).

Bedroom 2 : 24m² - Double dormer windows. Wooden floor. Sloping ceiling.

Bedroom 3 : 11m² - Velux window to the rear elevation. Wooden floor. Sloping ceiling. Exposed beams.

Bathroom : 11m² : Velux window to the rear elevation. Painted wooden floor. Cabin shower. Vanity unit with basin on marble surface. Toilet. Sloping ceiling. Exposed beams. Heated towel rail.

OUTSIDE :

The property is at the end of a lane in a quiet rural hamlet. There are many outbuildings offering scope for development, subject to planning. Attached to the house is a store and workshop (50m²) with hayloft over, power and light and 2 pedestrian doors. Attached stable with loft over (50m²) divided into one at the front and the other to the rear, stabling and storage. Garage area (56m²) - open fronted timber and corrugated iron double carport. The "Owl Barn" (50m²) built of stone and cob under a tiled roof. Attached to the store and workshop is a woodstore (open to the front and rear) of approximately 25m². Terrace over the woodstore used for outside dining with open colombage ends. Chicken house built of stone and block under a tiled roof tucked away behind the house in the rear garden (18m²). Wooden shed (6m²) in the rear garden. Attached to the house to the west elevation is a small lean-to storage room/cave .

The majority of the garden is laid to lawn with an apple trees and 2 wells. There is a rainwater recuperation system for the garden.

SERVICES :

Mains water, electricity and telephone are connected. Drainage to a septic tank. Heating is predominantly provided

by 2 woodburners and some electric radiators. Internet connection via Wifi.

FINANCIAL DETAILS :

Taxes Foncières : Approx. 264€ per annum

Taxe d'habitation : Means tested

Asking price : 298,500€ including Agency fees + Notaire's fee - 21,200€

Please note : All room sizes are approximate. Suzanne in France has made every effort to ensure that the details and photographs of this property are accurate and in no way misleading. However this information does not form part of a contract and no warranties are given or implied.

Property Ref : SIF -00472

Gallery

