

# AmbleSide Homes

## Farrier's House

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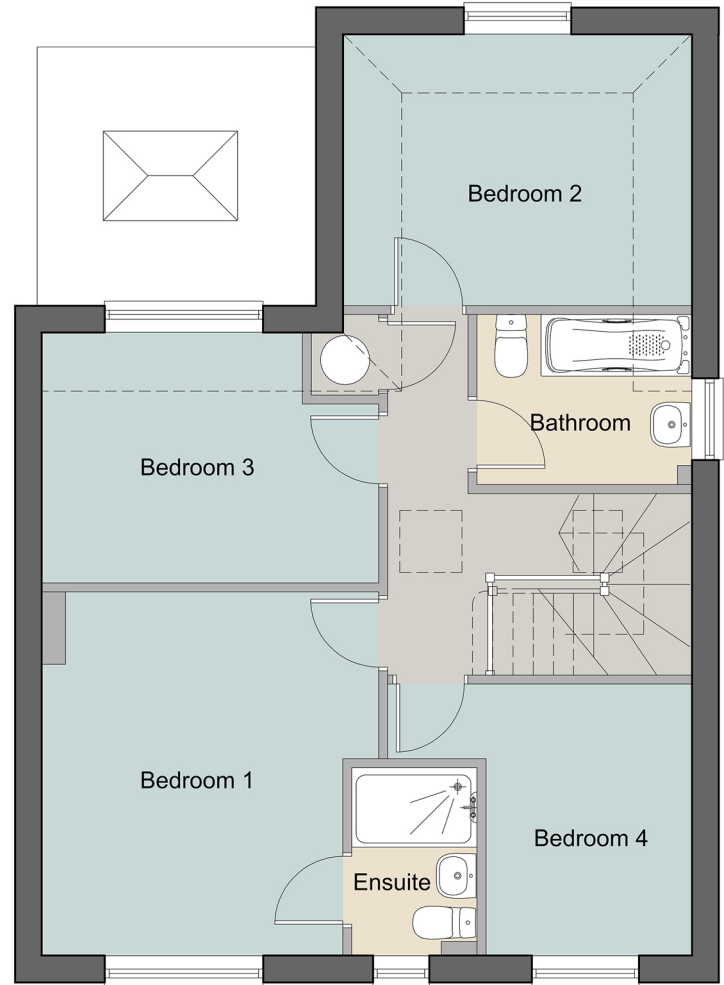
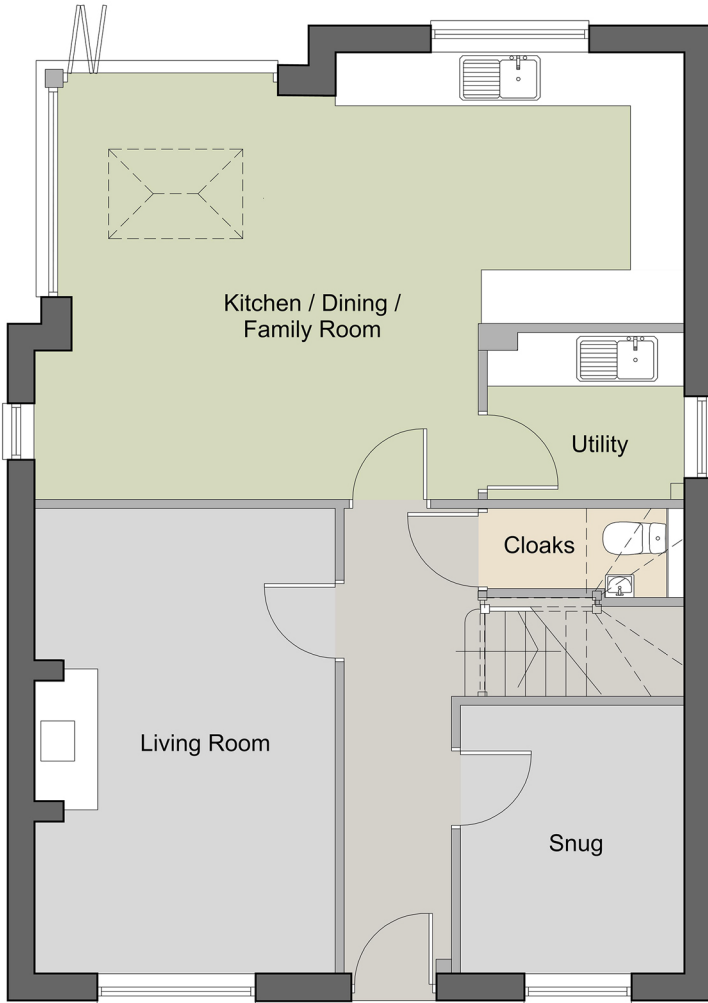
4 bed semi  
with 2 parking spaces



A handsome 4 bedroomed detached property with an impressive circa 1,500 sq ft of living space that provides on the ground floor a sitting room, separate study/snug and a stunning 24' long dining kitchen and family area with an adjoining orangery featuring aluminium triple bi-folding doors plus a useful utility room and a cloakroom/wc.

The first floor features a master bedroom with en-suite shower room, 3 further double bedrooms and a stylish bathroom.

Externally there is a block paved driveway, an enclosed rear garden and a sturdy storage shed with both power and light connected.



### GROUND FLOOR

Living Room	3365 x 5200
Snug	2500 x 3000
Kitchen	3900 x 3035
Cloak Room	2200 x 1100
Utility	2200 x 1865
Dining / Family Room	4965 x 1706
Orangery	2740 x 2549

### FIRST FLOOR

Bedroom 1	3365 x 4065
Ensuite	1400 x 2000
Bedroom 2	3900 x 3035
Bedroom 3	2915 x 2800
Bedroom 4	2300 x 3035
Bathroom	2400 x 1900

### NOT TO SCALE - FOR ILLUSTRATION PURPOSES ONLY

Measurements are approximated and taken from the widest point.

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The photographs do not necessarily reflect the exact specification of each house and artists impressions have been used to show the proposed development in places.