



Birkacre Brow, Coppull

PR7 4PA





Stunning individual property with over 1200 square feet of versatile accommodation, gorgeous garden to the rear adjacent to countryside walks in the beautiful Yarrow Valley and within easy reach of town and village amenities. To the front the pressed concrete driveway can accommodate a number of vehicles and leads past the orchard garden with plum, fig, apple and cherry trees to the imposing timber framed main entrance. Step into the entrance hallway with porcelain tiled flooring which runs through much of the ground floor. To the left is the snug, which could also be a fourth bedroom, and the elegant cloakroom comprising wash hand basin on vanity, wc and heated towel rail. Step into the striking dining kitchen with central island and breakfast bar, boiler tap and range of wall and base units and appliances including full height refrigerator and freezer, five burner gas hob, electric oven and grill, microwave and dishwasher. Leading off is the living room with plenty of space for both dining and comfortable furniture and benefiting from a multi fuel stove with oven in an imposing brick hearth. Take your pick from either set of patio doors to step out into the garden with sunrise terrace, lawn, views over the Yarrow Valley and a path to the secret garden to the rear with cobblestone terrace, bespoke seating and abundant planting. There is plenty of storage with power and light. Back inside, stairs lead to the first floor landing with bedroom one having en suite comprising rainfall mixer shower in walk in cubicle, wc, wash hand basin on vanity and ladder heated towel rail. There are two further bedrooms, each of which able to accommodate a double, and the bathroom comprising bath with screen and rainfall mixer shower over, wc, wash hand basin and ladder heated towel rail. Whether you are looking for the perfect family home or simply a property with bags of style this could well be the one for you.



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Tenure: Freehold

EPC Energy Efficiency Rating: C

- Stunning individual property
- Over 1200 square feet of versatile accommodation
- Lovely gardens to the front and rear
- Ample parking
- Gorgeous family room
- Adjacent to the Yarrow Valley

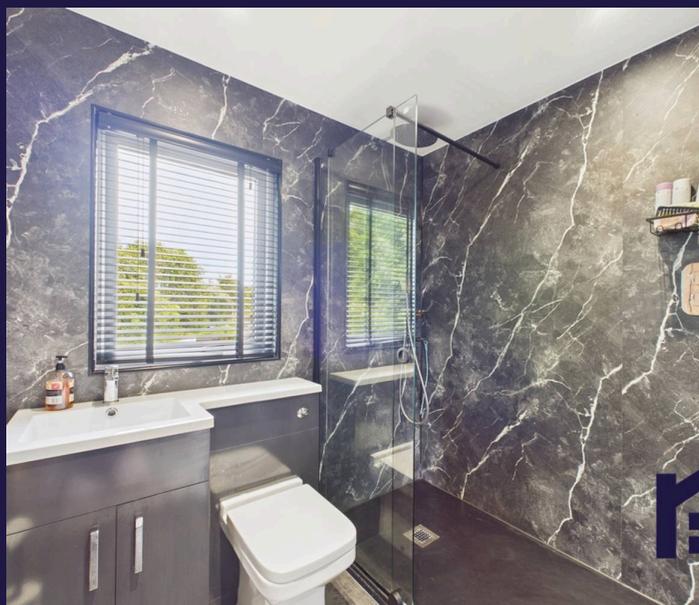


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Floor 1



Floor 2

Approximate total area⁽¹⁾

113.9 m²

1226 ft²

Reduced headroom

1.6 m²

17 ft²

(1) Excluding balconies and terraces

Reduced headroom

----- Below 1.5 m/5 ft

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

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