



PARKLANDS
FAILFORD

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4 | BEDROOMS

2 | BATHROOMS

4 | PUBLIC ROOMS

An exceptional country house set in generous gardens and grounds extending to approximately 16 acres of grazing land and woodland with a 60' x 40' purpose built barn perfect for multiple purposes, including equestrian, small business or horticultural uses. There is also the option to sit back and enjoy the peace, tranquility, scenery and abundance of wildlife.

Parklands' is a distinguished traditional country house built circa 1957 and inspired by a 1935 Art Deco design which oozes character and charm and represents a rare opportunity to acquire a substantial family home in an idyllic setting with the land steeped in history. From Old King Cole through to Scotland's national bard Robert Burns and beyond.

The property has been both extended and comprehensively upgraded by the current owners resulting in a very special home with spacious and flexible accommodation arranged over two levels. Features and benefits include a plethora of period finishes including several unique fireplaces, bespoke fitted kitchen, well-appointed bathrooms, LPG central heating with a 'Worcester' boiler, double glazing and neutral decoration.

In summary the accommodation extends to, on the ground floor, a vestibule, broad and welcoming reception hallway with two piece wc off, formal lounge, dining kitchen, sitting room, study/bedroom 5, sun room, double bedroom with three piece en-suite shower room off, utility room, rear hall and second wc. Upstairs there are a generous landing, three further bedrooms and a family bathroom.

Externally the property is approached by a long, sweeping tarmac driveway culminating in ample parking area. There are initial gardens surrounding the property with lawns, well stocked shrubbery borders, east, south and west facing patio areas, orchard, potting shed and poly-tunnel. The current owners have constructed a 60' x 40' barn with a number of potential uses including stabling etc. The grounds extend to approximately 16 acres and are predominantly grassed with paddocks and mature woodland.





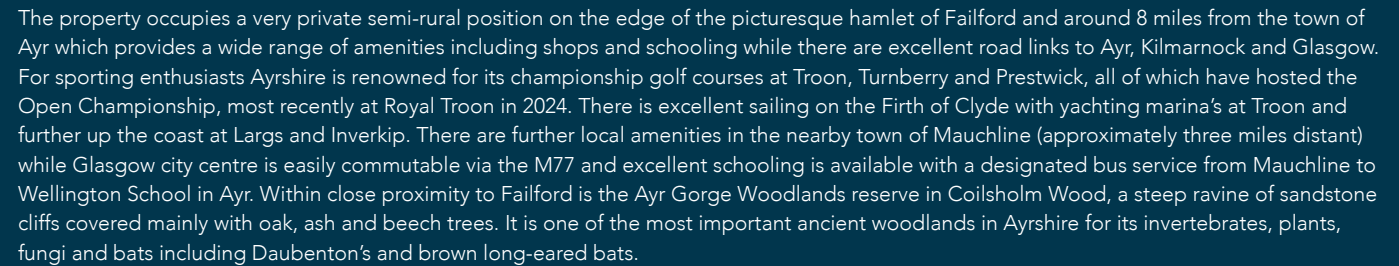












* All measurements and distances are approximate Floorplans are for illustration purposes and may not be to scale.



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