



At home in Alresford

Tanyard Barns, 23 Mill Hill

ALRESFORD, HAMPSHIRE, SO24 9DD

Asking Rent £ 2,500 PCM

- Energy Performance Rating C
- Holding Deposit £576.92
- Deposit £2,884.60
- Council Tax Band G
- Individual Detached Home with Character Features
- Town Centre Location
- Parking for 2-3 Cars
- Garage / Workshop
- Separate Annexe
- Picturesque Low-Maintenance Garden
- Available for 6-12 Months



A charming detached character home with a separate annexe, located at the bottom of Broad Street in the heart of Alresford's conservation area.





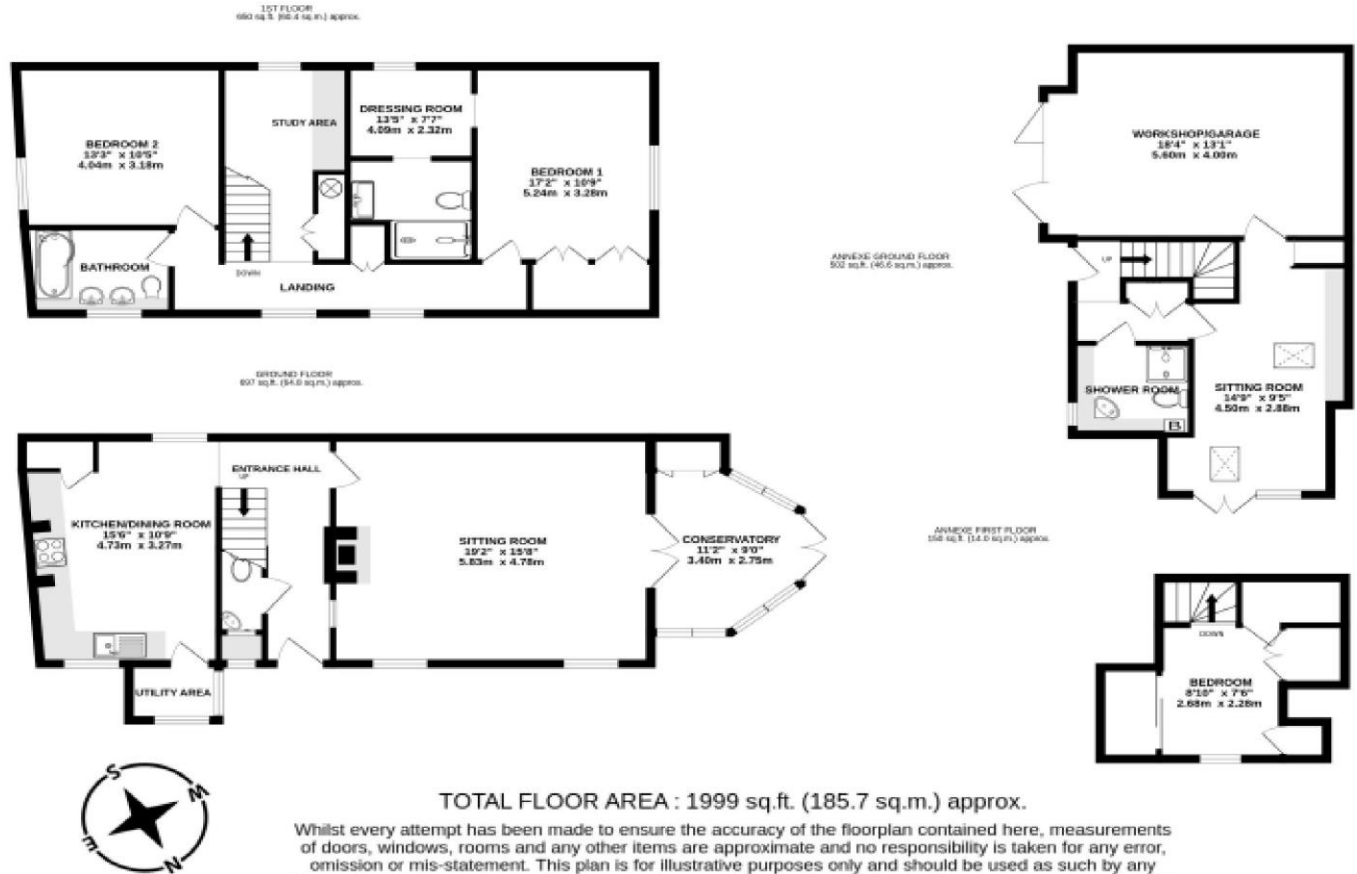
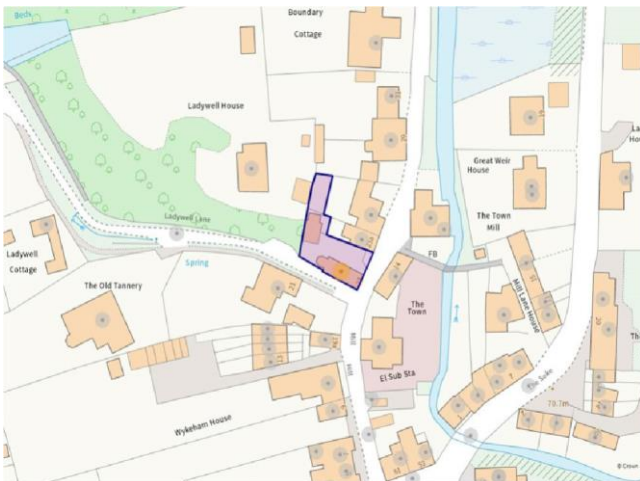
This individual property has an abundance of period features and offers plenty of versatile accommodation, both in the main house and in the separate annexe. Tucked away behind wooden gates, Tanyard Barns enjoys a private and secluded setting and, unusually for the town centre, it has driveway parking for multiple cars, as well as a sizeable garage/workshop. The outside benefits further from a very pretty walled garden and a separate paved courtyard garden. Dating from 1870, the property is not listed and is being sold with the benefit of having no onward chain.

The property has been thoughtfully renovated and improved with an easy flow to the accommodation. The property is approached from Mill Hill, with the entrance gates leading to the granary barn, walled gardens and courtyard parking area, which features reclaimed York flagstones. The accommodation within the main house comprises an entrance hall with stairs to the first floor and cloakroom, a bespoke kitchen with integrated appliances and plenty of useful storage, as well as a convenient utility area. The spacious sitting room has a wood-burning stove and doors to a garden room, which opens onto a paved courtyard garden.

Upstairs, there is a useful study area on the landing, as well as ample storage cupboards. There are two double bedrooms, with the main bedroom benefitting from a dressing area and en-suite shower room. There is also a modern family bathroom at the end of the landing. The separate granary barn has been converted into a self-contained annexe, featuring excellent eaves storage, a breakfast cupboard, sitting room, bedroom and shower room. A door leads into the large workshop, which doubles as a garage and has potential for conversion for further living space, subject to planning.

Superfast Broadband is available (source: Ofcom). A mobile signal is likely from O2, but unlikely from EE, Three and Vodafone.





Energy Efficiency Rating		
	Current	Potential
Very energy efficient – lower running costs		
(92 plus) A		
(81-91) B		90
(69-80) C	73	
(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	

DIRECTIONS

From our office in Broad Street, proceed on foot down the hill and continue ahead into Mill Hill. Halfway down on the left hand side is the turning for Ladywell Lane, number 23, Mill Hill is located on the turning

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IMPORTANT: we would like to inform prospective purchasers that these sales particulars have been prepared as a general guide only. A detailed survey has not been carried out, nor the services, appliances and fittings tested. Room sizes should not be relied upon for furnishing purposes and are approximate. If floor plans are included, they are for guidance only and illustration purposes only and may not be to scale. If there are any important matters likely to affect your decision to buy, please contact us before viewing the property.

