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## Farmhouse for sale in Calvados - VIRTUAL TOUR

Le Molay-Littry , Calvados , Normandy



**€735,000**

inc. of agency fees

6 Beds    4 Baths    410 sqm    5.2 ha

Delightful Manor House with Coach House and 5.2 hectares This Manor House is situated in a secluded rural forested area between Saint-Lô...

### At a Glance

Reference	MFH-NORF01519	Near to	Le Molay-Littry	Price	€735,000
Bed	6	Bath	4	Hab.Space	410 sqm
Land	5.2 ha	Pool	No	Land Tax	N/A

### Property Description

Delightful Manor House with Coach House and 5.2 hectares

This Manor House is situated in a secluded rural forested area between Saint-Lô and Bayeux in Lower Normandy. It is set back from a quiet road with just one other property in the vicinity. Dating from around

1650 it was extended in about 1812. It benefits from full central heating, double glazed windows throughout the house and Rockwool loft insulation. The Manor House and the Coach House were re-roofed about 15 years ago. The Coach House is full of character and the current owners have started renovating the first floor apartment, with new floors and some plasterboarding. The remains of the moat are to the front of the property.

Situated in traditional French countryside, the property has ample space, both inside and out to enable a family to pursue their interests in a beautiful environment. There is an easy commute to Paris from a train station 15 minutes away and air and sea ports are within a one-hour drive. The proximity of the D-Day landing beaches and many renowned historical sights give potential for a tourist business opportunity.

Bayeux is 20 minutes and the UNESCO heritage site of Mont Saint Michel is about an hour and twenty minutes' drive. The nearest amenities for local supermarkets, hairdressers, pharmacy and post office are within a 10 minute drive.

here

## **THE ACCOMMODATION COMPRISES :**

### **On the ground floor -**

**Entrance Hall** Good size with original wide oak stairs to first floor with storage space under. Door to front and rear elevations. Radiators. Cloakroom for coat storage.

**Cloakroom** WC. Hand basin. Radiator.

**Dining Room** 5.80 x 4.13m (min) Tiled floor. Partly glazed double doors to hall. Window to front and glazed French door to rear elevations. Ceiling rose and coving. 3 radiators. Fireplace. Door to:

**Lounge** 5.80 x 5.60m Large French door to front, window to rear and south elevations. Marble fireplace. Decorative panelling. Coved ceiling. 3 double radiators.

**Kitchen** Exposed beams. Range of matching oak base and wall units including display unit. Worktops and splashbacks. Original fireplace with wood-burner. Fan assisted eye level oven and 4 ring hob. 2 radiators. Windows to front and rear elevations. Door to:

**Utility Room** 6.08 x 4.36m Wall units. Worktops with space and plumbing for dishwasher and washing machine under. Space for tumble dryer. Space for butane gas cooker. Partly glazed door to rear and windows to front and side elevations. Radiator. Boiler.

### **On the First Floor -**

**Landing** Double doors to the library corridor, an oak door to stairs to second floor and another oak door to the North corridor and a central quiet area. Original Caen limestone flooring. Radiator. 2 windows to front elevation.

**Quiet Area** 4.04 x 2.36m Parquet flooring. Window to rear elevation. Radiator.

**Library Corridor** Small store room. 2 windows (one with window seat).

**Library/Study** 6.36 x 3.68m Dark oak parquet flooring. Fitted worktop. Fireplace. 2 windows to rear elevation. 3 radiators.

**Master Bedroom** 6.93 x 4.04m Parquet flooring. Wooden coved ceiling. Walk-in wardrobe with shelving and hanging rails and small shuttered window. Window to front and side elevations 2 radiators. Door to:

**En-Suite Bathroom** 3.91 x 1.77m Spa bath. Shower with seat. Hand basin. WC. Partly tiled walls. Window. Radiator.

**North Corridor** Original Caen limestone flooring. Exposed beams. Radiator. Window to front elevation.

**Bedroom 2** 4.85 x 3.82m Exposed beams. Large storage cupboard housing hot water cylinder. Large window. Radiator. Door to:

**En-Suite Shower Room** Hand basin. WC. Shower. Radiator. Small shuttered window.

**Bedroom 3** 6.06 x 4.25m Exposed beam. window to front, side and rear elevations. 2 radiators. Door to:

**En-Suite Shower Room** Large shower. Hand basin. WC. Radiator.

## **On the Second Floor -**

**Landing** Exposed beams. 3 dormer windows to front elevation. 2 under eaves storage cupboards. Loft hatch.

**Bedroom 4** 4.41 x x 4.34m Exposed beams. Wooden flooring. Dormer window to front and 2 small windows to side elevations. Radiator. Sloping ceiling. Door to:

**En-suite Bathroom** 3.02 x 2.84m Bath with mixer tap/shower fitment. Hand basin. WC. Window to rear elevation. Radiator.

**Bedroom 5** 3.10 x 2.50m Window to rear elevation. Radiator. Good sized under eaves storage cupboard. Hatch to loft.

**Family Bathroom** 3.54 x 3.04m Exposed beams. Bath with mixer tap/shower fitment and screen. Hand

basin. WC. Window to rear elevation. Radiator. Sloping ceiling.

**Bedroom 6** 5.71 x 3.16m Caen limestone fireplace and flooring. Exposed beams. 2 windows to rear elevation. Radiator.

**Lounge** 5.91 x 4.22m A spectacular room with beamed walls and ceiling with a central section reaching to the apex with a chandelier hanging at the ceiling height of the two sides of the room. Ceiling spotlights. Large storage cupboard. Stone fireplace. Window to front and side and large opening roof light to rear elevations. Radiator.

## **COACH HOUSE**

### **On the Ground Floor -**

**2 double garages** 5.07 x 4.81m 2 pairs of double wooden doors to front elevation to each.

**Stable 1** 4.10 x 3.94m Tap.

**Rug room** 5.50 x 2.04m

**Stable 2** 5.00 x 4.39m

**Stable 3** 5.05 x 4.41m

**Workshop 1** 5.48 x 3.21m Window to side and door to front elevations. Power and light.

**Workshop 2** 5.60 x 5.35m Divided into 3. Door to side elevation.

### **On the First Floor -**

#### **Corridor**

**Room 1** 4.98 x 3.89m Fireplace. Window to front elevation.

**Room 2** 4.98 x 3.61m 2 windows to rear elevation.

**Room 3** 5.04 x 3.94m Window to front elevation.

**Room 4** 5.01 x 3.64m (max) Planned to be divided into kitchen and bathroom.

**Room 5** 9.29 x 5.35m Planned to be lounge/dining room. Triple aspect.

**Hayloft** 9.15 x 5.32m New floor. 3 windows.

**Small detached Barn** dating from 1650, currently used as tractor and wood store. Constructed of stone with loft over. Arched doorway.

**Summer House** with 2 store rooms. Tiled floor.

**Greenhouse.**

The land extends to approximately four and a half hectares in total, of which two hectares are parkland to the rear of the property with two ponds. Small stream which flows around the house and into the moat. Separate water feature in the small garden through which the parkland is entered from the house.

Opposite the main entrance to the property is a small level paddock (previously used for schooling horses) which contains some fruit trees.

A two hectare paddock has a block built shelter, and leads down to the river.

A bridge across the river leads to a level field of just under half a hectare.

#### **ADDITIONAL INFORMATION :**

Mains water, electricity and telephone. Drainage is to a septic tank. Oil fired central heating and woodburner. Broadband internet connection.

#### **FINANCIAL DETAILS :**

Taxes Foncières : Approx. 1,993€ per annum

## Summary

Property type:	Countryside house
Bedrooms:	6
Bathrooms	4
Price	€735,000

## Key Information

Internal Area:	410 sqm
Land Area:	5.2 ha

## Location: Normandy



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