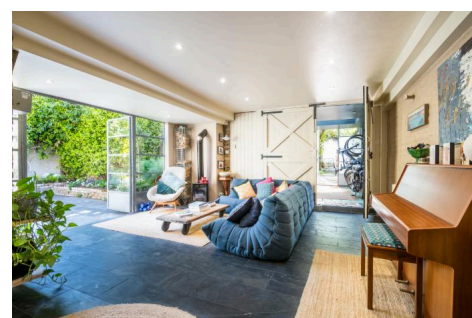
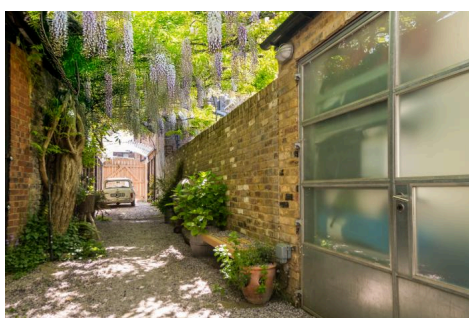


2a The Old Dairy, Fellbrigg Road , SE22 9HH · 3 bedroom
House

£1,695,000



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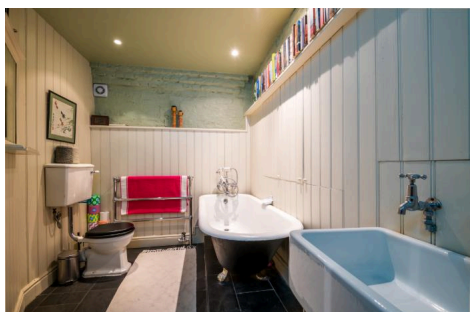
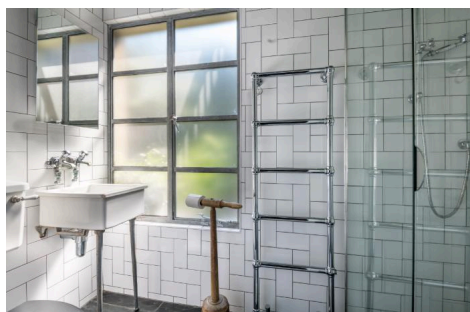
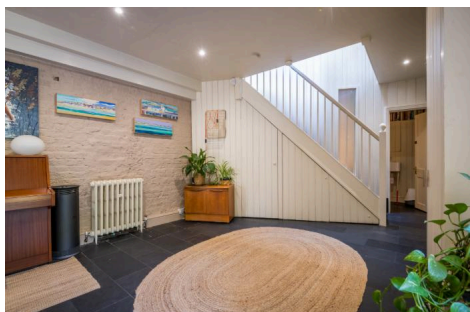
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Property description

Looking for something different? Houses like this don't come up very often! This utterly unique warehouse conversion in the heart of East Dulwich, a former dairy building oozing with character and charm, that has been converted into a chic family home. Offering ground and first floor living rooms, three double bedrooms, two bathrooms and a tranquil private, slate-tiled courtyard, plus two iron balconies to the first floor. This well laid out accommodation offers over 80 sqm of entertaining space!

This genuinely rare to market home sits sandwiched between a row of ordinary Victorian terraces, in a very private and secluded position off Fellbrigg Road in the heart of East Dulwich. Fellbrigg Road has unrestricted parking and is moments from all the amenities one could ask for.

Entering the grounds via the gated private lane, under a magical Wisteria tree archway, there is space to park a small car and access to a separate brick outbuilding currently being used as a study, providing additional work or storage space behind large steel Crittall doors.

The property can be accessed via another large Crittall door to a generous porch area. Perfect for storing, bikes, coats, shoes and the like. Overhead is a large skylight that fills this area with plenty of natural light.



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A large double barn door provides access to the ground floor living space. This wonderful reception area is full of character, dominated by floor to ceiling Crittall windows and double doors that lead out into the charming courtyard garden. The slate tiled flooring runs seamlessly through to outside, the walls are primarily exposed brick with cast iron radiators and perfectly positioned, in the corner of the room, there is a log burner for those cosy winter evenings.

The walled courtyard garden is a serene, secluded oasis. Not what one would expect from such a bustling central location! The slate tiled flooring is easy to maintain and surrounded by raised beds of old stock bricks that are packed with mature plants and climbers, such as jasmine and honeysuckle, that hug the surrounding exposed brick walls and give off an amazing display of fragrant flowers in the summer.

The principal bedroom suite is located towards the far end of the ground floor. It comes with its own private dressing area with a fitted wardrobe hidden behind sliding doors. The en-suite shower embraces the industrial style, walls clad in stylish white metro tiles, a traditional butler sink, a classic old fashion toilet, a tall chrome heated towel rail, underfloor heating and a luxurious glass walk in shower enclosure. A frosted Crittall steel window provides natural light and finishes off this opulent en-suite.

The charming double bedroom offers very generous proportions, with solid Oak flooring, more fitted wardrobes behind a wall of sliding doors and direct garden access via more steel Crittall windows into the courtyard.

Also on the ground floor, tucked behind the staircase, which has lots of storage cupboards, is a family bathroom with underfloor heating and an additional WC, fashioned in a traditional style with a roll top bath and a butler sink.

Upstairs the fabulous open-plan kitchen dining space which is full of character and lots of natural light, thanks to three dual aspect Crittall doors, two of which open on to a balcony that overlooks the courtyard garden and another looking out over the flat roof above the ground floor porch.

In the corner of the room there is a feature wood burning stove, the floors are exposed original boards that are offset by white painted exposed brick walls and the high valuated ceilings provide plenty of height and volume of space.

The kitchen perfectly fits the area on the other side of the stairs are the back of the room and is illuminated by a large skylight that also filters natural light down the staircase to the ground floor.

The kitchen has base level units with plenty of worktop space above, also housing two stainless steel sinks, a 5-ring gas hob with two ovens below and a metro tiled splashback. Shelving above provides more storage space either side of the extractor fan.

Also on this floor are two further double bedrooms. Both accessible from a hallway that comes off the kitchen dining area, this area has a skylight above and a large storage cupboard.



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The two bedrooms are adjacent to each other, both share similar charming features such as cast-iron radiators, valuated ceilings and more Crittall windows overlooking the garden, with the larger bedroom having the benefit of a balcony via patio doors.

This unique home is nestled in a quiet, yet highly desirable residential pocket, just off Fellbrigg Road which is ideally located in the heart of East Dulwich. Moments Northcross Road with its famous Saturday market and the ever-popular Lordship Lane with its increasing range of quality boutiques.

This home is just a short stroll from the green open spaces of, Goose Green, Dulwich Park and Peckham Rye Park. Leafy Dulwich Village is also a short stroll away.

The area is well-connected, with East Dulwich station offering direct links to central London, and numerous bus routes providing easy access to the city and beyond.

Families will appreciate the outstanding local schools, including Dulwich Hamlet, Dulwich Village Infants, Heber Primary, Harris Primary, and Goodrich Primary - all within easy reach. For secondary schools, both East and North Dulwich charter are options.

Property features

- Unique 3 double bedroom, former dairy warehouse conversion
- Tranquil private, slate-tiled courtyard, plus two iron balconies to the first floor
- Oozing character and charm with double glazed Crittall windows and doors throughout
- Private lane and secluded position off Fellbrigg Road in the heart of East Dulwich
- Two reception areas upstairs and down offering over 80 sqm of entertaining space
- Fabulous kitchen dining room with balconies
- Two characterful bathrooms - one en-suite shower room
- Gorgeous serene secluded courtyard garden
- Located in the heart of East Dulwich close to the amenities of Lordship Lane and Northcross Road
- Close to East Dulwich station, excellent bus routes and a great selection of highly rated schools



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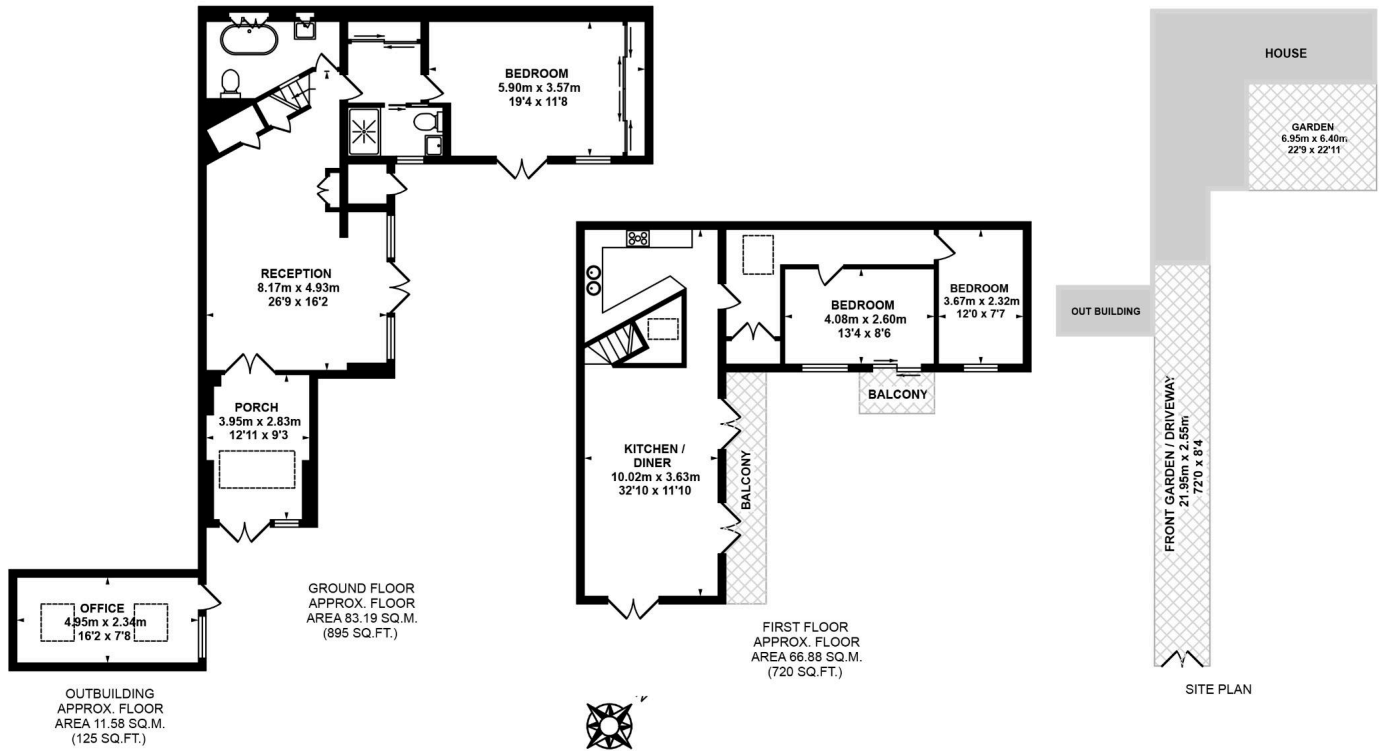
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TOTAL APPROX. FLOOR AREA 161.65 SQ.M. (1740 SQ.FT.)

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