



- 17th Century Stone Cottage
- Detached Family Home

### Entrance

Via UPVC double glazed door into lounge diner.

### Lounge Diner 18'7 x 13'0 (5.66m x 3.96m)

Two double glazed windows to front. Exposed brick chimney breast with feature fireplace and currently capped dormant woodburner. Picture rails. Radiator. Stairs to first floor with under stairs storage cupboard.

### Dining Room 18'2 x 13'1 (5.54m x 3.99m)

Double glazed dual aspect windows. Feature brick built with Inglenook fireplace. Exposed beams. Two radiators.

### Kitchen 11'7 x 10'0 (3.53m x 3.05m)

Double glazed window to side aspect. Range of eye level and base storage units with roll edge work surfaces over. Stainless steel sink with drainer and mixer tap over. Freestanding cooker. Plumbing for washing machine and space for fridge freezer. Radiator. Part tiled walls. Double glazed door to rear.

### Sun Room 14'2 x 7'7 (4.32m x 2.31m)

Brick dwarf walls with glazed surrounds and pitched roof. Door to garden.

### First Floor

### Landing

Double glazed window to rear. Doors to all bedrooms and bathroom. Access to loft space.

### Bedroom One 13'4 x 11'9 (4.06m x 3.58m)

Double glazed window to front. Radiator.

### Bedroom Two 13'3 x 11'3 (4.04m x 3.43m)

Double glazed window to front. Fitted wardrobes. Radiator.

### Bedroom Three 9'2 x 9'2 (2.79m x 2.79m)

- Two Reception Rooms
- Expansive Plot

Double glazed window to front. Radiator.

### Bathroom

Double glazed obscure window to front. Suite comprising panelled bath, built-in double shower cubicle with Mira sport shower, wash hand basin with storage under, low level WC. Part tiled walls. Heated towel rail.

### Outside Of Property

We believe the property is set in a well tended plot of approximately half an acre. Mainly laid to lawn with a shed and established shrubs and magnolia, pear, plum and apple trees.

### Detached Garage 19'3 x 13'3 (5.87m x 4.04m)

Up and over door with power and light, two double glazed windows and personal door to side aspect. There are two driveways to the property, one leading to the garage and one to the side of the property, providing

- Detached Garage
- Desirable Location

ample off road parking.

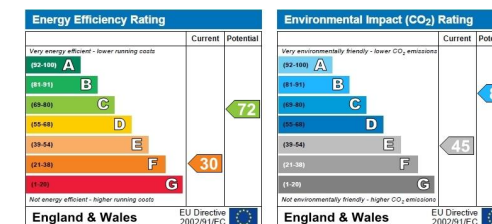
### Tenure - Freehold

Details Created - 03.03.17

### Energy Performance Certificate

### DIRECTIONS

For sat nav purposes the postcode for the property is GL10 3ES.



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