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Rose Cottage, Cobnash, Kingsland, HR6 9RB. No Onward Chain £400,000

**Rose Cottage, Cobnash
Kingsland
HR6 9RB**

No Onward Chain £400,000

PROPERTY FEATURES

- Detached Cottage
- 3 Bedrooms
- Exposed Timbers
- Lounge/Dining Room
- Fitted Kitchen
- Utility Room
- Family Bathroom
- Drive With Garden To front
- Paddock To Rear
- Whole Plot (0.73 of an acre)

To view call 01568 616666



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This pretty cottage is situated in a small hamlet of Cobnash within one mile distance of the village of Kingsland, with the cottage offering oil fired centrally heated, good size living accommodation with a large open plan lounge/dining room, good size modern kitchen, utility room, ground floor cloakroom/W.C, 3 double bedrooms, modern bathroom and outside gardens to front, drive to side and to the rear an enclosed paddock of approximately half an acre (whole plot 0.73 of an acre). The property is offered for sale with no-ongoing chain and viewing is strictly by prior appointment with the selling agents. Details of Rose Cottage, Cobnash, Kingsland are further described as follows:

The property is a detached brick built cottage under a slate roof. Outside lighting and an entrance door opens into an open plan lounge/dining room. The lounge/dining room has a centre feature of a wood burning stove heating both sides of the room and standing on a raised plinth. There is Parquet block flooring, wall and ceiling timbers, wall lighting, windows to front, power points, a hatch opening into the kitchen, 2 panelled radiators and an under stairs storage cupboard.

A door from the lounge/dining room opens into an inner hallway with lighting and from the inner hallway a door opens into the kitchen. The kitchen has an exposed wall and ceiling timbers, an electric cooking range with 5 hobs over, double oven with grill under, an inset, single drainer sink unit, working surfaces and base units under of cupboards and drawers. There is eye-level cupboards, space and plumbing for a dishwasher, lighting, panelled radiator, window looking down the paddock to rear, ceramic tiled floor and a door opening into gardens to rear of the cottage.

From the inner hallway a door opens into a utility room having an inset, one and a half bowel, single drainer sink unit, working surfaces, base units of cupboards and drawers, space and plumbing for an automatic washing machine and plenty of room for appliances. The utility room has exposed wall

and ceiling timbers, window to rear, enjoying the view down the paddock and also a floor standing oil fired boiler heating hot water and radiators as listed.

From the inner hallway a door opens into a ground floor cloakroom/W.C. having a vanity wash hand basin, low flush W.C, ceramic tiled floor, exposed wall and ceiling timbers, panelled radiator and a window to rear. From the lounge/dining room a staircase rises to a half landing with a window to side and then continues to a first floor landing with an inspection hatch to the roof space above, exposed timbers and doors off to bedrooms. Bedroom one has exposed wall timbers, panelled radiator, lighting, power and a window to rear.

Bedroom two has a window to front, lighting, power points and a panelled radiator. Bedroom three has a window to rear, ceiling light, panelled radiator, lighting and power. A door from the landing opens into the modern bathroom having a suite in white of a panelled bath, mixer tap with shower attachment over, pedestal wash hand basin, low flush W.C, window to front, spotlighting, extractor fan, panelled radiator and a door opening into the airing cupboard with a Factory insulated hot water cylinder.

OUTSIDE.

The cottage stands in a roadside position having a lawn frontage, a splayed drive giving access onto a parking space for motor vehicles.

The cottage enjoys its own paddock to rear.

PADDOCK.

The paddock is level, fenced and could be used as formal gardens or solely as a paddock, being ideal for a pony.

SERVICES.

Oil fired central heating, mains water, electric and private drainage.

ROOMS AND SIZES

Lounge/Dining Room 8.36m x 3.84m (27'5" x 12'7")

Kitchen 3.96m x 3.66m (13' x 12')

Utility Room 3.51m x 2.54m (11'6" x 8'4")

Ground Floor Cloakroom/W.C.

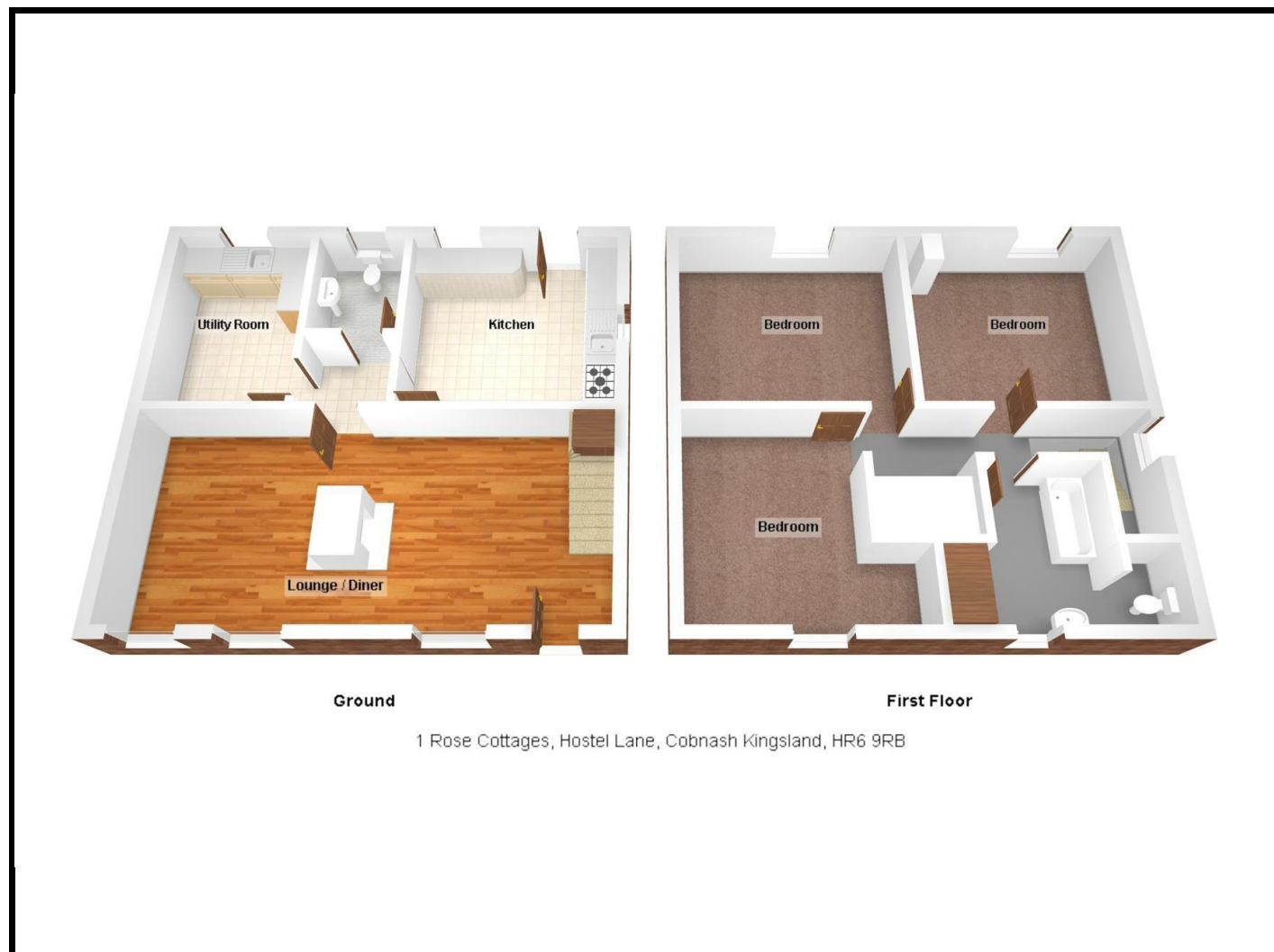
Bedroom One 4.14m x 3.53m (13'7" x 11'7")

Bedroom Two 3.81m x 3.71m (12'6" x 12'2")

Bedroom Three 3.96m x 3.56m (13' x 11'8")

Bathroom

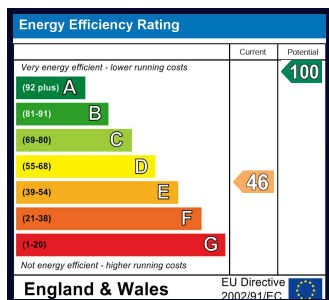
Paddock



PROPERTY INFORMATION

Council Tax Band - D

Property Tenure - Freehold



Appliances

Please note that the agents have not tested the appliances to the property and cannot verify they are in working order.

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