



Sowood Green, Sowood, HX4 9JJ  
£320,000

**E&H** Edkins Holmes  
ESTATE AGENTS



Set in the picturesque village of Sowood, this beautifully presented three-bedroom detached cottage combines countryside charm with modern comfort. Surrounded by stunning rural views, it offers a peaceful retreat with excellent access to local amenities and commuter routes.

At the heart of the home is a spacious dining kitchen, perfect for family meals or entertaining guests. The cosy lounge features a multi-fuel stove, creating a warm and inviting space for relaxing evenings.

Outside, the property benefits from a private garage with an EV charger, ideal for eco-conscious buyers. With a generous garden and breathtaking views of the surrounding countryside, this home is perfect for those seeking a tranquil lifestyle in a welcoming village community.



**Entrance Hall**  
Tiled floor. UPVC double glazed front door.

**Lounge 15'1" x 14'11" (4.600 x 4.548)**  
Multi fuel stove set in an inglenook fireplace. Exposed ceiling beams. Two radiators. Engineered Oak flooring. UPVC double glazed window to rear and front (front window with far reaching countryside views).

**Dining Kitchen 15'3" x 11'9" (4.661 x 3.588)**  
Range of fitted wall and base units with solid wood doors. Stainless steel one bowl sink. Granite worksurfaces. Tiled splash-back. Smeg dual fuel Range cooker (available by separate negotiation). Integrated dishwasher, fridge and freezer. Exposed ceiling beams. Slate floor. Door leading to converted basement. UPVC double glazed windows to front and rear elevation with window seat.

**Converted Basement:**

**Utility Room 8'11" x 5'7" (2.732 x 1.706)**  
Boiler located in cellar head. Plumbing for washing machine. Range of base units.

**Store Room 8'10" x 5'11" (2.715 x 1.813)**  
Wooden flooring. Radiator.

**Landing**  
Stairs leading from entrance hall. Exposed ceiling beams. Radiator. UPVC double glazed window to rear elevation.

**Bedroom One 12'10" to wardrobes x 9'4" (3.917 to wardrobes x 2.870)**  
Inglenook fireplace with original cast iron fire place. Modern fitted wardrobes. Exposed ceiling beams. TV point. Radiator. UPVC double glazed window to front elevation.

**Bedroom Two 11'6" x 8'2" (3.506 x 2.505)**  
Feature stone fireplace. Vaulted ceiling with exposed beams. Radiator. UPVC double glazed window to front elevation with far reaching, countryside views.

**Bedroom Three 9'7" x 6'7" (2.944 x 2.024)**  
Vaulted ceiling with exposed beams. Radiator. UPVC double glazed window to front and side elevation.

**Bathroom**  
Modern white bathroom suite comprising of vanity wash hand basin, low flush W.C. and bath with mixer taps and shower over. Partially tiled walls. Traditional radiator. Ceiling spotlights. Exposed ceiling beams. UPVC double glazed window to rear elevation.

**Garage 17'8" x 15'1" (5.402 x 4.613)**  
Electric roller doors. Power and light. EV charger point. UPVC double glazed window to side elevation. Double glazed composite door.

**Garden**  
To the front of the property is an enclosed lawned garden with far reaching countryside views. Hot and cold taps. Elevated Indian stone patio above the garage with rural views. Outside tap and light.

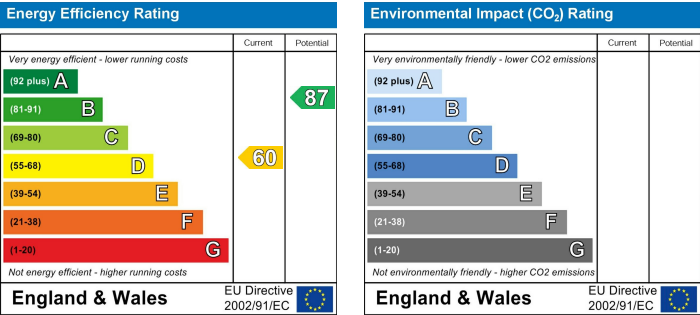
**Council Tax Band**  
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**Location**  
To find the property, you can download a free app called What3Words which every 3 metre square of the world has been given a unique combination of three words.

The three words designated to this property is:  
dollars.inspects.greyhound

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provide about the property is verified by yourself on inspection and also by your conveyancer, especially where statements have been made to the effect that the information provided has not been verified. We are not a member of a client money protection scheme.













**Ground Floor**



**First Floor**



**Converted Basement**



**Garage**

