





Property Description

A stunning characteristic traditional thatched cottage situated in the sought after semi-rural location of Wootton Lane, Balsall Common. Sat on an approximately one acre plot and briefly comprising of lounge, dining room, kitchen, pantry, sunroom, downstairs shower room, landing/occasional bedroom, two double bedrooms and family bathroom. This property has rich history and unique styling to match, a gorgeous landscaped rear garden with workshop and greenhouse as well as hedged border and gate through to orchard with apple, pear and birch trees leading up to cosy shepherds hut at the end of the plot.

Approach

Off road parking for multiple cars, gravel path leading through to front door which in turn leads through to;

Dining Room

13' 6" maximum x 11' 3" excluding fireplace (4.11m maximum x 3.43m excluding fireplace)

Feature wood beams to ceiling; character inglenook fireplace with open fire; window to rear; tiled flooring. Door leading to staircase rising to first floor landing.

Lounge

12' 11" x 13' 3" excluding fireplace (3.94m x 4.04m excluding fireplace)

French doors to the rear overlooking and leading to garden, storage cupboard, gorgeous feature inglenook fireplace with log burner and ash pit; tiled flooring; window to front with garden views. Door through to second staircase rising to first floor landing/occasional bedroom three.

Kitchen

13' 11" x 8' 11" (4.24m x 2.72m)

Beautiful farmhouse style base and wall mounted units with Iroko work surface, Belfast sink with mixer tap over, space for breakfast bar/island unit, original red block tiled flooring, appliances to include two door AGA oven and Leisure Range cooker. Door and steps down into pantry. Window to front.

The Dairy

13' x 8' 1" (3.96m x 2.46m)

Brick flooring; window to front; feature wood beams; space and plumbing for washing machine, tumble dryer and fridge freezer; fitted shelving.

Sunroom

13' 6" x 7' 11" (4.11m x 2.41m)

With checkerboard tiled flooring; feature lit secured well; Windows and French doors to rear garden.

Downstairs Shower Room

Unique double height towered ceiling; fitted with high level WC, wash hand basin, bidet and tiled shower cubicle with waterfall shower over. Windows to side and rear.

Landing

With staircase rising from dining room; elm flooring and fitted storage cupboard.

Master Bedroom

11' 9" maximum x 13' 6" maximum (3.58m maximum x 4.11m maximum)

Feature wood beams to ceiling; wattle and daub feature walls; window to rear; elm flooring.

Family Bathroom

Charming family bathroom with feature wood beams to ceiling and wattle and daub walls; elm flooring; fitted with free standing bath with hot and cold taps, pedestal wash hand basin and low-level WC. Fitted storage cupboard and window to side.

Bedroom Two

9' 8" maximum x 13' 1" maximum (2.95m maximum x 3.99m maximum)

Wattle and daub feature wall; window to front.

Landing/ Bedroom Three

13' 2" maximum x 6' 1" maximum (4.01m maximum x 1.85m maximum)

Wattle and daub feature walls and ceiling; window to side; loft access.

Outside

Shed/ Workshop

29' x 7' 3" (8.84m x 2.21m)

Garden

Impressive rear garden with mature shrubs and borders, gates into orchard to rear. The garden benefits from access into the shed and workshop as well as an additional greenhouse. Secret gate into orchard, comprising of apple, pear and birch trees.

Shepherds Hut

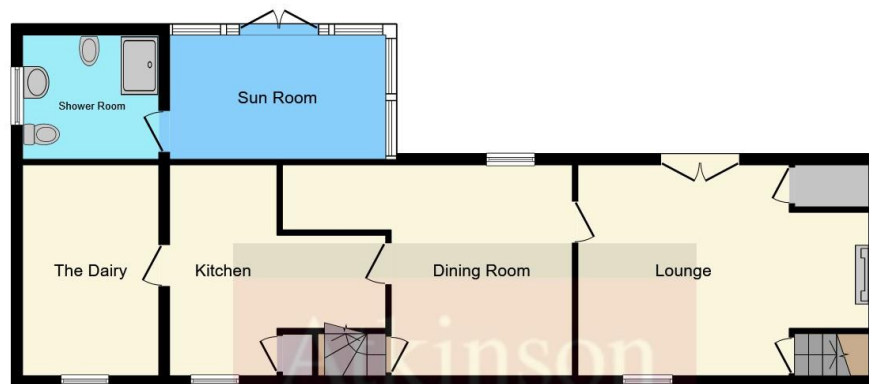
15' 8" x 7' 3" (4.78m x 2.21m)

To rear of orchard, steps rising to;









Ground Floor



First Floor

This floorplan is for illustrative purposes only and is not drawn to scale. Measurements, floor-areas, openings and orientations are approximate. They should not be relied upon for any purpose and do not form any part of an agreement. No liability is taken for any error or mis-statement. All parties must rely on their own inspections.

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EPC Rating: E

Tenure: Freehold

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