



FOLLOW  **LLS**

5 Chorlton Moss, Baldwins Gate - ST5 5DS
£495,000

A unique and characterful detached country cottage originally forming a pair of semi-detached farm cottages historically built in 1885, having been combined to create a single dwelling completed in 2014. The cottage is located at the end of a quiet no through road with just three other properties. The property enjoys an outlook over fields to the front and rear. From Chorlton Moss there is a public footpath leading to the village centre of Baldwins Gate. The centre of Baldwins Gate, along the scenic public footpath, is less than half a mile away. The village provides local amenities including an excellent butcher and village shop, post office, doctors' surgery and the popular Block House restaurant / pub (also known as the Sheet Anchor), as well as a petrol station, and a primary school

During the comprehensive architectural remodelling and renovation, the roof was removed, and the walls were taken back to bear brick with a new internal brick skin creating a cavity and insulation required for planning and building regulations approval. This insulation to the property was applied to the floor, walls and roof space.

The property has extensive landscaped gardens extending to approximately 1/3 of an acre. There is a garage at the front of the grounds in the garden, housing two vehicles and a sit on mower, and a large useful shed at the bottom of the garden.

The property is entered via a central reception hall with stairs leading to the first floor. There is a useful cupboard built-in underneath the stairs. Indian stone flooring runs throughout the entire ground floor. The sitting room has a multi fuelled stove set in a brick chimney breast and there are double glazed French doors leading through into a further reception / garden room, having windows to two sides and further double-glazed French doors opening to the rear garden. The dining kitchen provides ample space for a family table & chairs, and the kitchen is fitted with an extensive range of wall and base units including



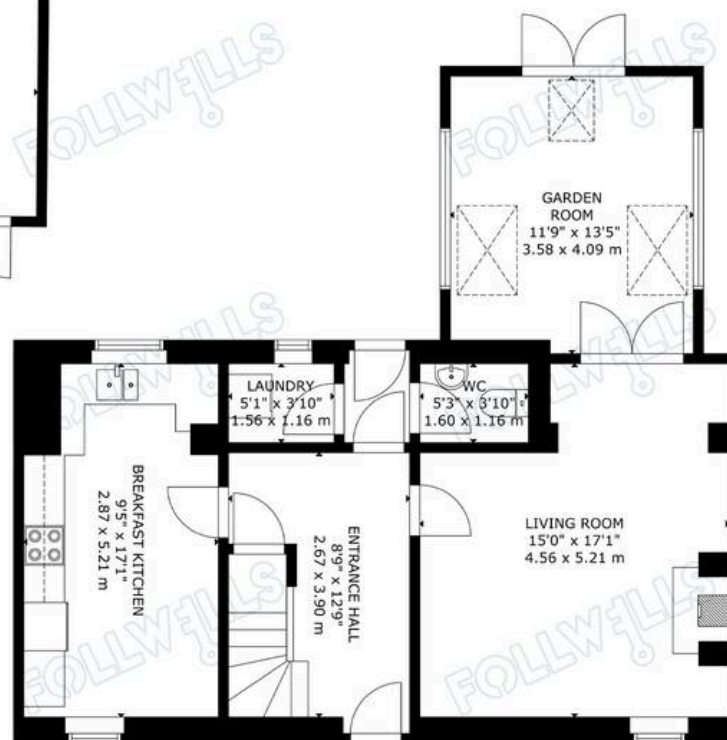
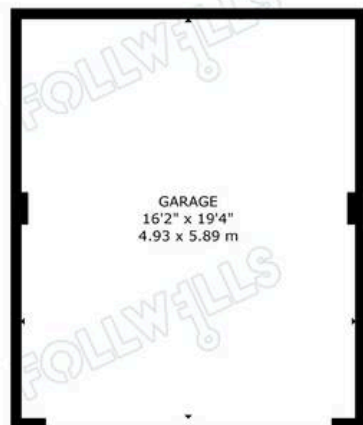
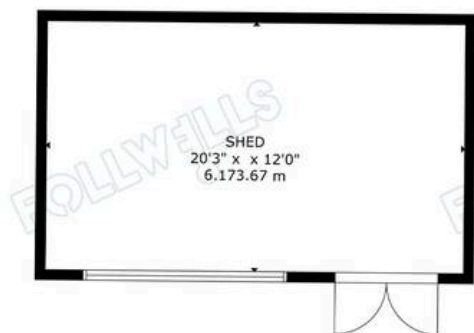


a ceramic sink. Also, there is a connection for a gas cooker and space for a fridge and freezer. This kitchen is a dual aspect room with windows to the front and rear elevations, providing lots of natural light. The ground floor accommodation is completed with a rear porch leading out to the garden, utility room and W.C. On the first-floor, bedroom one is a large double, having windows to both front and rear elevations, a large walk-in wardrobe and further built in wardrobes within the room. Bedroom two is also a spacious double with windows to front and rear elevation. Bedroom three is a single bedroom and currently has a wardrobe with desk & drawers on one side and there is bed space on the other side of the room. The bedrooms are all served by a fitted shower room having tiled shower enclosure, pedestal wash basin and W.C.

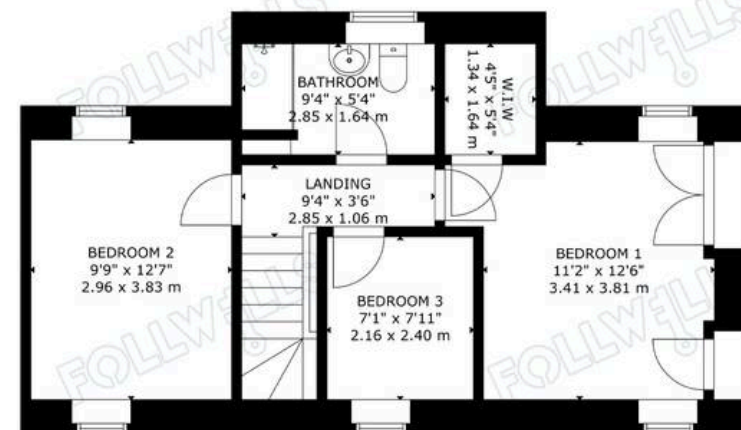
The property has LPG gas central heating, gas cooking, and the boiler also provides the hot water via the boiler. Outside a gravel driveway provides off road parking at the front of the house. Extending, through the double gates, leading to the rear of the house, there is a large gravel driveway, accommodating a number of vehicles if wished, and then onto a detached brick and tile garage (5.6m x 4.9m), having an electric up and over door plus power/light. The extensive gardens lie predominantly to the rear of the house and are mainly laid to lawn. Around the perimeter of the garden is timber panel fencing with individual Red Robin Photinias. Alongside the driveway are raised shrub beds. There is a large timber shed measuring 20ft x 12ft, as well as a greenhouse situated at the bottom side of the garden behind the garage.

Council Tax Band D. EPC - E. Freehold. Drainage to septic tank

Viewing by appointment



GROUND FLOOR



FIRST FLOOR

GROSS INTERNAL AREA
TOTAL: 118 m²/1,273 sq ft
GROUND FLOOR: 70 m²/753 sq ft, FIRST FLOOR: 48 m²/520 sq ft
EXCLUDED AREAS: GARAGE: 29 m²/313 sq ft, SHED: 23 m²/244 sq ft
SIZE AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY