



Stockwell Lane, Little Meadle, HP17 9UG

£895,000

 **TIM RUSS**
& Company



Stockwell Lane

Little Meadle, HP17 9UG

A rare opportunity to purchase this charming character cottage, wonderfully positioned in a peaceful village setting with a hugely impressive 6.5 acres of grounds. This semi-detached home boasts a warm and inviting atmosphere and features generous ground floor accommodation with two/three bedrooms and family bathroom on the first floor. The ground floor comprises a nice sized kitchen/dining room and a lovely cosy sitting room with fireplace. Additionally there is a dining room, conservatory, utility room and shower room.



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Outside can be found the star of the show with its expansive (approx) 6.5 acres of land, providing endless opportunities for outdoor recreation and relaxation. The vast outdoor space offers a serene setting with natural surroundings, perfect for enjoying the beauty of nature and exploring the great outdoors. Whether you're looking for a peaceful escape or seeking a place to unwind, this property's generous outdoor space offers a private oasis to call your own. There is also a useful outbuilding which consists of the garage, workshop, carport and garden office.



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Council Tax band: E

EPC Rating: D

Tenure: Freehold

- Charming Character Cottage
- Approximately 6.5 Acres
- Peaceful Location
- Kitchen/Dining Room
- Utility Room
- Cosy Sitting Room and Dining Room
- Conservatory
- Two/Three Bedrooms
- First Floor Bathroom & Ground Floor Shower Room
- Garage/Carport & Office







Tim Russ and Company

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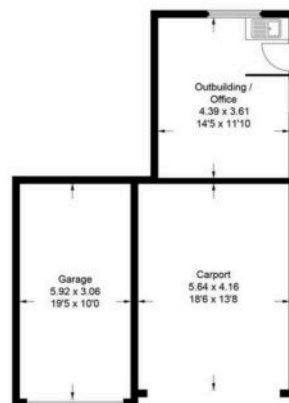




Ground Floor



First Floor



(Not Shown In Actual Location / Orientation)
Outbuilding

Approximate Gross Internal Area
 Ground Floor = 82.3 sq m / 886 sq ft
 First Floor = 47.4 sq m / 510 sq ft
 Outbuilding = 33.8 sq m / 364 sq ft
 Total = 163.5 sq m / 1,760 sq ft
 (Excluding Eaves / Carport)

This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions reliant upon them.
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