



The Cottage Chantry Lane

Quatford | WV15 6QJ | Guide Price £485,000

**ROYSTON
& LUND**

- GUIDE PRICE £475,000 - £485,000
- Overhead Oak Beams & Fireplace
- Wine Cellar
- Two Bathrooms
- EPC Rating - Not Required
- Unique Sandstone Rooms
- Bar-into-Conservatory
- Treadmill Pool Room & Decking
- Two-Three Bedroom Detached
- Council Tax Band - D





****NO UPWARD CHAIN****

Tucked directly into the honey-coloured sandstone cliffs, this three-bedroom detached cottage feels as if it grew from the rock itself. This property offers versatile living with a potential to create a third bedroom/guest room. We welcome to the market a truly unique character property that has been finished to a high standard and cared for with loving attention.

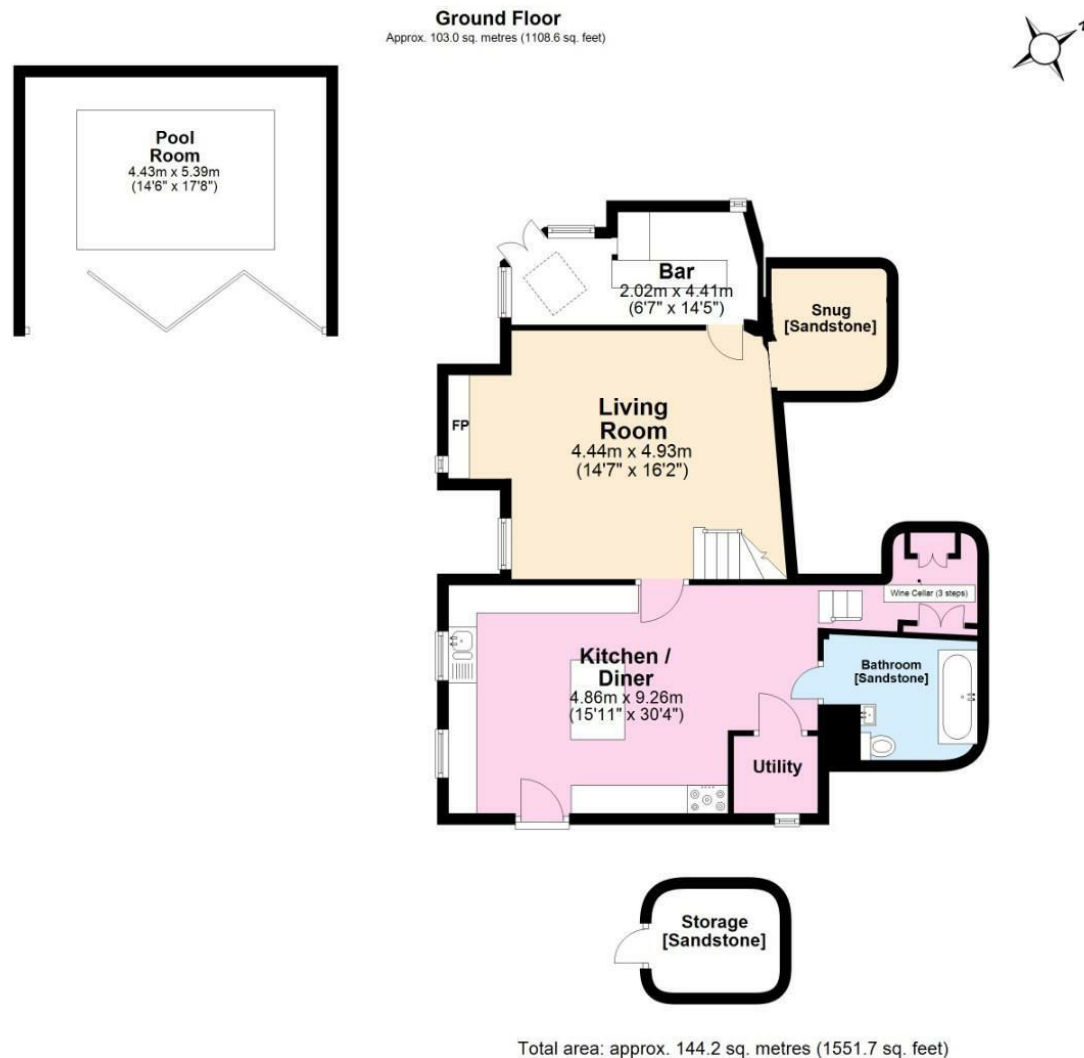
Step through the front door and be met with a large kitchen/diner with bespoke oak cabinets that is connected to carved steps that lead to caves cut out from the sandstone. These caves include a wine cellar ready for prized vintages and a full ground floor bathroom with a cast iron slipper bath, a relaxing lady's retreat in a unique setting. Then, make your way to the living room where broad, time-polished beams stride overhead, contrasting with the warm, textured rock and framing a crackling log-burner. At the back of the living room, there is a niche library, a true man-cave.

Head upstairs to a landing with a home office area that could be repurposed as a south-facing sitting room or child's play area or nursery. To the right, the master bedroom has a sleek, modern en-suite bathroom and bespoke fitted wardrobes that echo the cottage's timber accents. At the other side of the stairs, you'll find the guest bedroom with views to the garden.

Back downstairs, a bar area is cut out of the sandstone and topped off by a conservatory, the ideal perch for a morning coffee or an evening tipple as the cliff face glows golden in the sun. Exit the bar doors and enjoy a generous, unexpectedly private garden — herb beds, stone features, and sun-trapping terraces are arranged around a sun deck. Then cool off in a pool housed in a detached building which could easily be converted into more living space.

This cottage delivers character at every turn. From rugged sandstone alcoves to crafted oak details, this unique home seamlessly fuses ancient geology with contemporary living.





EPC

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales EU Directive 2002/91/EC		
Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England & Wales EU Directive 2002/91/EC		

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