



Apple Tree Cottage Pound Lane, Five Houses
£595,000

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Estate Agents

Positioned in mature gardens of approximately an acre, this picture postcard Thatched Cottage is Grade II listed, and has been home to the current owners for nearly 60 years. The home is well maintained and truly loved, offering good sized rooms, warmed by electric heating and an open fire set within a lovely inglenook fireplace. The ground floor accommodation provides a large

sitting room which opens at the back to a family dining room, creating a flexibly arranged living space. The smart kitchen/breakfast room is set to one side of the home, with a conservatory at the rear. There is a third double bedroom on this level, with access to an en-suite shower room - creating an ideal guest room.

Upstairs, there are two further double bedrooms, with super countryside views, serviced by a bathroom.

The large and wonderfully private gardens are surrounded by countryside, and are home to outbuildings which include a workshop with separate garden WC at the rear; shed and large wood store. The cottage has a garage attached to one side and a gravel parking area to the front.

Freehold. Council Tax Band - F. Chain Free.



Wooden front entrance door to:

Entrance Porch:

With further solid wooden door into:

Sitting Room:

18'0" max x 13'1" (5.49m max x 3.99m)

A wonderfully cosy, yet spacious sitting room

with a rustic inglenook open brick fireplace as a focal feature to the room, with a tiled hearth. There are two multi-paned front windows and feature arched, shelved recess to one side of the fireplace. Door to kitchen/breakfast room and large square opening to:





Dining Room:

12'9" x 9'10" (3.91m x 3.02m)

A sociably arranged, light dining area with multi paned rear windows looking to the garden, with window seat below. Double doors to one side give access to the conservatory.

Kitchen/Breakfast Room:

16'10" max x 8'10" max (5.14m max x 2.71m max)

A bright and smartly fitted room, with windows to the side and front. The clotted cream fronted units provide plenty of storage and are topped by oak style worksurfaces. One and a half bowl stainless steel sink unit; integrated eye-level oven with warming drawer below and separate electric hob. Spaces for washing machine; fridge and freezer.

There is space to the end of the kitchen for a breakfast table and a door links up to the:



Conservatory:

10'1" x 7'6" (3.09m x 2.31m)

Of solid and glazed construction, with a solid roof and multi paned doors to the garden, as well as doors linking back to the dining area.

Door from the sitting room to:

Inner Lobby:

With turning staircase to the first floor and further door to:

Bedroom Three:

11'10" max x 10'0" max (3.63m max x 3.05m max)

A very handy ground floor bedroom - ideal for



guests, with built in wardrobes; separate airing cupboard housing a hot water cylinder which services the en-suite shower room, and window to rear. Steps lead from the room, down to the:

En-Suite Shower Room:

12'2" max x 6'8" max (3.72m max x 2.04m max)

A super, spacious extra facility, fitted with smart white of WC; vanity wash hand basin and separate shower enclosure. Windows to side and rear, and velux skylight.

Stairs to:

First Floor Landing:

With window to rear and built in storage. Steps up and door to bedroom two, and further doors to:

Bedroom One:

13'2" x 9'11" (4.03m x 3.04m)

A pretty double bedroom with gently shaped ceiling and window to front offering a rural outlook. Built in wardrobe and separate built in airing cupboard housing the hot water cylinder.

Bedroom Two:

13'9" max x 11'11" max (4.21m max x 3.65m max)

A second double bedroom with windows to side and rear. Built in storage and shelving.

Bathroom:

8'5" max x 4'9" max (2.59m max x 1.46m max)

A handy second facility, fitted with WC; wash hand basin and bath. Window to front.

Front Gardens and Parking:

The cottage is set back from Pound Lane by mature, lawned gardens to each side of a gravelled parking area which leads to the:

Garage:

13'2" x 9'5" (4.03m x 2.88m)

Attached to the side of the cottage, with double front opening doors; power and light.

Gardens:

The home is set in approximately 1 acre of mature gardens, with natural boundaries and showcasing a beautiful variety of trees, most of which surround a man made pond, which fills and drains naturally. The gardens are mostly laid to lawn, with a wide patio set to the back of the cottage, accessed from the conservatory. There are three additional outbuildings within the gardens, which comprise a thatched workshop; garden shed and large wood store.

Workshop:

9'5" x 8'6" (2.88m x 2.60m)

With window to side; power and light. Attached to the workshop at the rear, is a:

Garden Toilet:

8'6" x 4'11" max (2.60m x 1.50m max)

With WC and butler sink. Window to rear.

Shed:

10'6" x 6'9" (3.21m x 2.08m)

With windows to either side.

Wood Store:

16'2" x 8'11" (4.93m x 2.74m)

A large, open fronted store - perfect for log storage or additional garden equipment. Window to rear.

Disclaimer

These particulars are issued in good faith, but do not constitute representation of fact or form any part of any offer or contract. The Agents have not tested any apparatus, equipment, fittings or services and room measurements are given for guidance purposes only. Where maximum measurements are shown, these may include stairs and measurements into shower enclosures; cupboards; recesses and bay windows etc. Any video tour has contents believed to be accurate at the time it was made but there may have been changes since. We will always recommend a physical viewing wherever possible before a commitment to purchase is made.

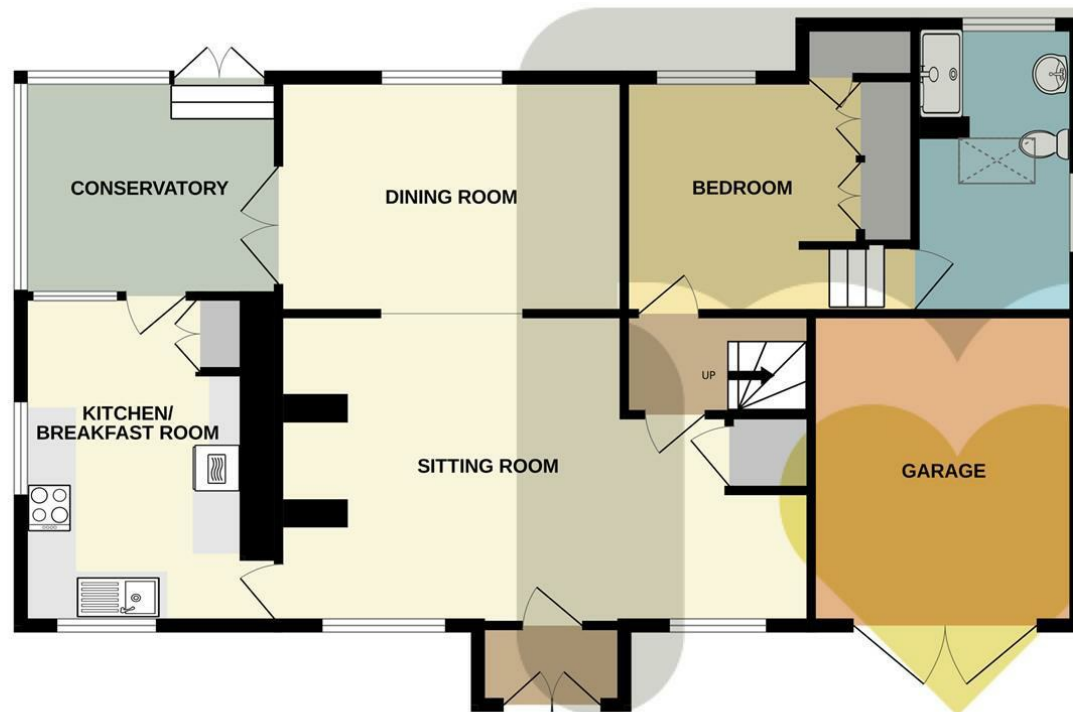




Arrange a viewing: Call us on 01983 280555 or email: hello@meganbakerestateagents.com

Floorplan

GROUND FLOOR
1041 sq.ft. (96.7 sq.m.) approx.



1ST FLOOR
438 sq.ft. (40.7 sq.m.) approx.



TOTAL FLOOR AREA : 1480 sq.ft. (137.5 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Arrange a viewing
Love this property and want to see more?
Call us on **01983 280555**

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Pop in for a chat

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my notes