



Dollymakers Hill,
Gentleshaw, WS15 4LT

Offers in the Region Of £675,000

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Welcome to Dolly Cottage, a unique characterful property situated in the sought after Gentleshaw area. Occupying a 0.56 acre plot (approx) and being surrounded by fields this wonderful cottage is a semi rural dream for those looking for space and serenity.

An internal inspection reveals a welcoming entrance porch, spacious but cosy living room, additional snug/sitting room, kitchen with space for appliances, dining room and completing the ground floor is the garden room.

Stairs lead to the first floor where the property boasts three generous bedrooms with stunning panoramic views of nearby countryside and to finish upstairs is a family bathroom. Outside you have mature rear gardens in all directions providing unrivalled scope and potential (STPP).

The current owner also has a CPH licence to keep a small amount of animals at the property and this can be passed onto the new owner. The heating is powered via a back boiler system that also powers the radiators and water.

Transport links are easily accessible as well as a handful of local shops and schooling.

The countryside walks and local pubs are great and if you are looking for that little slice of heaven then Dolly Cottage is the one for you...







Property Specification

0.56 ACRE PLOT (APPROX)
BEAUTIFUL COUNTRYSIDE SETTING
VILLAGE LOCATION
OUTSTANDING POTENTIAL
CHARMING COTTAGE

Porch

Living Room 4.34m (14'3") x 3.86m (12'8")

Sitting Room 3.67m (12') x 2.71m (8'11")

Kitchen 4.03m (13'3") x 2.95m (9'8")

Dining Room 3.12m (10'3") x 2.95m (9'8")

Garden Room

Landing

Bedroom 1 4.12m (13'6") x 3.83m (12'7")

Bedroom 2 3.82m (12'6") max x 2.78m (9'1")

Bedroom 3 2.85m (9'4") x 2.64m (8'8") plus 0.05m (0'2") x 0.05m (0'2")

Bathroom 3.10m (10'2") x 2.81m (9'3") max

Agent's Note:

Every care has been taken with the preparation of these Sales Particulars but they are for general guidance only and complete accuracy cannot be guaranteed. If there is any point which is of particular importance, professional verification should be sought. The mention of any fixtures, fittings and/or appliances does not imply they are in full efficient working order as they have not been tested. All dimensions are approximate. Photographs are reproduced for general information and it cannot be inferred that any item shown is included in the sale. These Sales Particulars do not constitute a contract or part of a contract.
Came on the market:

Viewer's Note:

Council tax band:
Tenure: Freehold

Floor Plan

This floor plan is not drawn to scale and is for illustration purposes only



Energy Efficiency Rating

**New
Instruction
Awaiting
E.P.C.**

Map Location

