

Fir Tree Cottage Fir Tree Lane, Swinford, LE17 6BH



£945,000

Welcome to Fir Tree Cottage, Swinford - a charming location that could be the setting for your new home especially if you have an interest in horses! This delightful four bedroom detached period cottage offers a perfect blend of character and flexible family living set over two floors. Set on approximately two acres there is a paddock complete with a horse shelter & barn. The stable yard has four loose boxes and a double garage. There is a loft with its own staircase that has endless possibilities including running your own business or converting to an annexe. As you step inside, you'll be greeted by not just one, not two, but five reception rooms! Imagine the possibilities - a lounge with a fireplace for those chilly evenings, a bright dining room for entertaining guests, a cosy snug to relax in and a spacious family room for quality time with loved ones. With four bedrooms on offer, there's plenty of space for the whole family and guests. The three bathrooms ensure no more morning queues, making getting ready a breeze. This cottage exudes charm with its traditional exterior which has beautiful Boston Ivy. The ample parking is a rare find in this quaint location, ensuring convenience for you and your visitors. Don't miss out on the opportunity to make this cottage your own. Whether you're looking for a peaceful retreat or a place to create lasting memories, Fir Tree Cottage is ready to welcome you home.

Service without compromise

Kitchen 16' x 10" (4.88m x 3.05m)



This Kitchen has exposed timber beams, a window to the front aspect and its own front door. Fitted with a wide range of cabinets with complimenting surfaces. Porcelain sink unit with mixer taps. Space for a fridge. There is a brick fireplace that houses a wood burning stove.

Breakfast Room



This delightful breakfast room has an Aga and three utility cupboards with ample space for all your white goods. A window overlooks the stable yard.

Lounge 11' x 12' (3.35m x 3.66m)



The main lounge has dual aspect windows to the front and one to the rear. The main focal point being the brick fireplace housing a wood burning stove and exposed timber beams. Stairs rise to bedroom one, dressing room and bathroom.

Sitting /Dining Room 12' x 11'11" (3.66m x 3.63m)



The perfect space to entertain friends and family with a set of French doors opening into the garden and dual aspect windows to the front.

Cloakroom

Giving access to the ground floor shower room and the reception/dining room.

Shower Room 7' x 4'11" (2.13m x 1.50m)



Fitted with a low level WC, pedestal hand wash basin, corner shower cubicle. Ceramic wall and floor tiles. Victoriana heated towel rail.

Dining / Reception Room 13' x 12' (3.96m x 3.66m)



This was originally the main reception hall with original beams and an inglenook fireplace. The staircase rises to three double bedrooms and a bathroom.

Snug 11' x 12' (3.35m x 3.66m)



This cosy room has an oak fireplace with cast iron backdrop housing an open fire and a window to the front aspect.

Landing 2

Giving access to bedroom One, dressing room and bathroom.

Bedroom One 12' x 12' (3.66m x 3.66m)



A double bedroom with a Velux roof window and dual aspect windows having views over the garden.

Dressing Room 14' x 8'10" (4.27m x 2.69m)



This spacious room has a Velux window and opens into bedroom one

Bathroom 6' x 8' (1.83m x 2.44m)



Fitted with a low level WC, pedestal hand wash basin, bath with electric shower and side screen Ceramic wall and floor tiles. Velux window.

Landing



With a window to the side aspect and an airing cupboard. Communicating doors give access to three double bedrooms and the family bathroom.

Bedroom Two 10' x 16' (3.05m x 4.88m)



A double bedroom with a window to the front and side aspects.

Bedroom Three 11' x 10' (3.35m x 3.05m)



A double bedroom with a window to the front aspect

Bedroom Four 12' x 10' (3.66m x 3.05m)



A double bedroom with a window to the front aspect .

Bathroom 8' x 6' (2.44m x 1.83m)



Fitted with a a low level WC, pedestal hand wash basin and a bath. Ceramic wall tiles. Window to the rear.

Outside / Stable Yard



The property is accessed via a set of double timber gates and a pedestrian gate. This opens into an extensive block paved courtyard / stable yard where you will find ample off road parking. There are four loose boxes with two being full sized and two which are suitable for ponies. The double open fronted garage has a pitched roof with power and light connected.

Formal Garden



The beautiful formal garden is mainly laid to lawn with well stocked pretty shrub borders and a variety of fruit trees. A paved patio seating area with a pergola and water feature is the ideal spot to enjoy al-fresco dining and the peace and tranquility. A gravel path leads round the rear of the property and there is a gate giving access to the frontage.

Formal Garden 2



The Loft 20' x 13' (6.10m x 3.96m)



A set of stairs lead up to the loft which has four Velux roofline windows and is currently being used for extra storage but this could easily be used to run a business from or could be converted to a self contained annexe (subject to planning)

Paddock



A timber gate from the formal garden opens into the paddock land of approximately two acres. There is a horse shelter and a barn which could be used to store straw and hay. Electric and water is connected. There is also a small, fenced off area which is ideal for a pony. A steel five bar gate gives access to a lane which is ideal for a Land Rover & trailer or small horsebox.

Paddock 2



Garage & Parking



Paddock 3



Loose Box Photo



Barn Photo



Entrance Photo



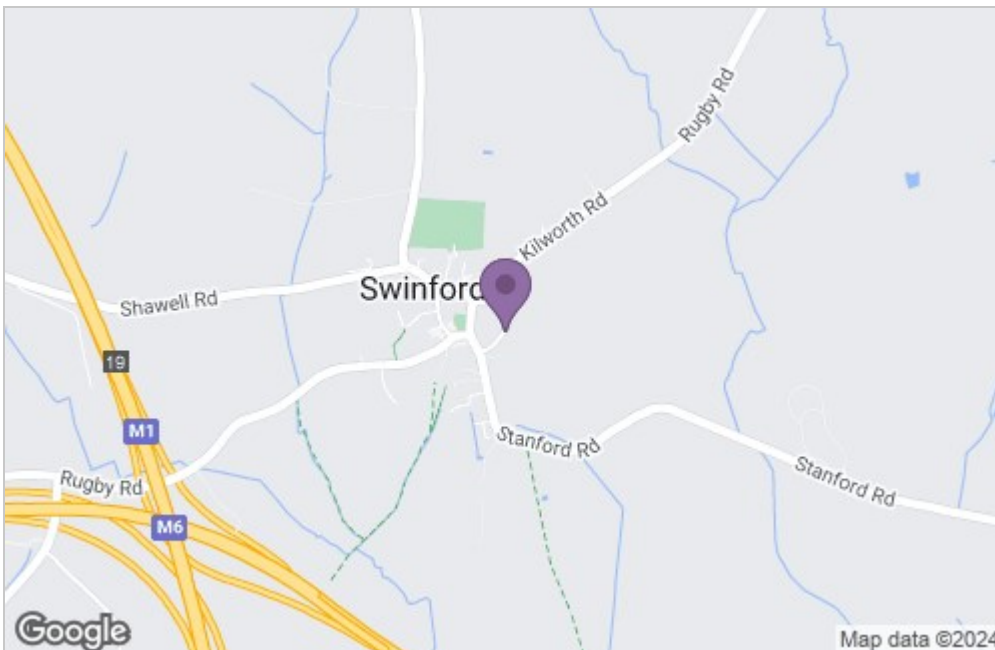
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Floor Plan

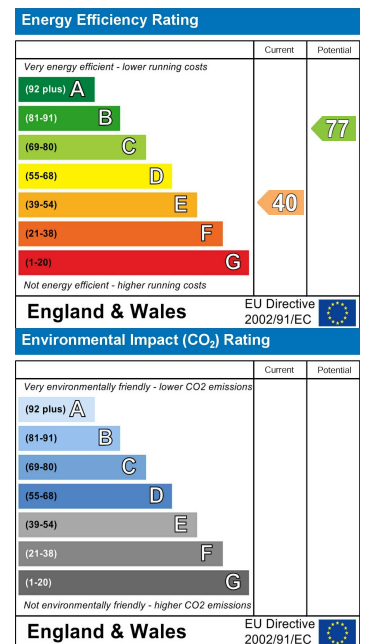


Total area: approx. 356.0 sq. metres (3822.4 sq. feet)
 The floor plan was produced by Google and used a satellite image which shows the property as it appears in the photograph. The information is not intended to be used as a substitute for a professional survey. The information is not intended to be used as a substitute for a professional survey. The information is not intended to be used as a substitute for a professional survey.

Area Map



Energy Efficiency Graph



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