



**1 Lurley Cottages , Lurley, EX16 9QS**  
**£349,995**

*This charming and spacious three-bedroom character cottage is a true gem, boasting a large garden with lush greenery, perfect for outdoor entertaining or simply enjoying the tranquillity of nature. The property also features parking for up to four cars, a convenient garage for additional storage space, and a delightful summer house that provides the ideal spot for relaxation or creative pursuits. With its traditional aesthetic and modern amenities, this cottage offers the perfect blend of comfort and charm for those seeking a peaceful retreat.*



## Description

Immerse yourself in the timeless beauty of this exquisite three-bedroom character home where modern amenities seamlessly blend with traditional charm. From oil central heating to underfloor heating and double glazed windows, every detail has been carefully curated for your comfort. The property exudes character with its beamed ceilings, an inviting inglenook fireplace with an inset bread oven, and ornately designed wooden doors.

Stepping into the functional entrance porch, a perfect spot for organizing your shoes and coats, sets the tone for this delightful home. To the right, the inviting lounge exudes charm, boasting stunning beams and a stone fireplace complete with a wood burner and bread oven, providing a cosy retreat to relax in after a long day. The adjacent dining area offers ample space to comfortably accommodate a six-seater dining table and chairs. A door leads to the bathroom, featuring a corner bath tub, WC, and hand basin. To the left of the dining area, an archway guides you to the modern kitchen, showcasing a range of sleek grey shaker style base units and drawers, complemented by the convenience of a range cooker. Ascending to the first floor, three generously sized double bedrooms await, each offering picturesque views of the front garden.

Outside, the front of the property features a large garden with a spacious decked area, perfect for hosting gatherings and soaking up the outdoors. Adjacent to the garden, a charming summerhouse awaits, offering a retreat for cooler evenings or a serene home office space. The rear garden boasts a picturesque design with raised beds and a greenhouse. There is off road parking for four cars, and a detached garage at the end of the lane that completes this idyllic property.

## Council Tax, Tenure & Services

Council Tax Band - C

Freehold

Oil Central Heating

Mains Electric & Water

Septic Tank

## Sales Enquiries

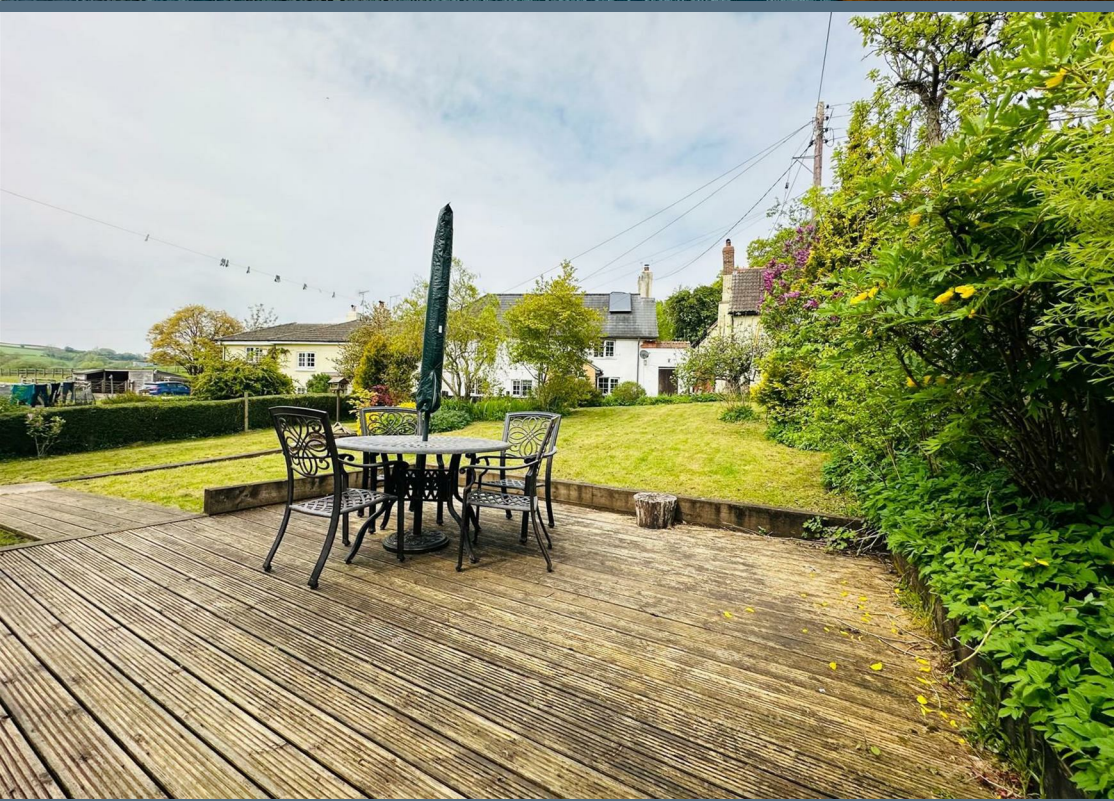
If you have any enquiries, please do not hesitate to contact the office on 01884 257997 or email us at [sales@weldenedwards.co.uk](mailto:sales@weldenedwards.co.uk).

## Disclaimer

Whilst every attempt has been made to ensure our sales particulars are accurate and reliable, they are only a general guide to the property, and accordingly, if there is any point which is of particular importance to you, please contact the office and we will be pleased to clarify the position for you.

- **Charming Country Cottage**
- **Three Double Bedrooms**
- **With Plenty of Character**
- **Off Road Parking for Four Cars**
- **Garage**
- **Store Room**
- **Village Location**
- **Beautifully Presented**
- **Woodburner**



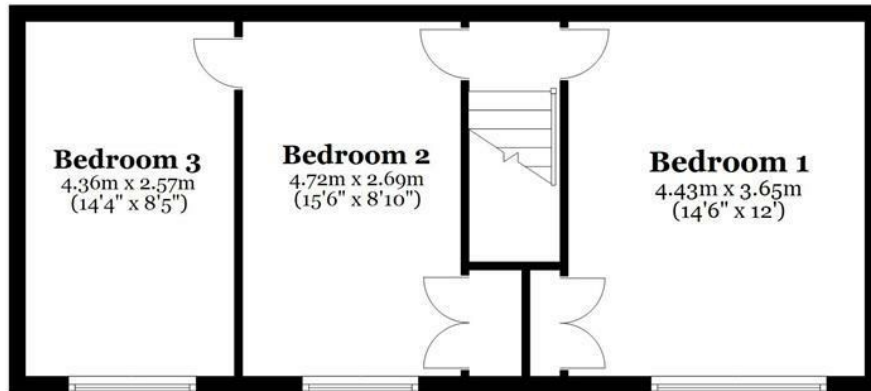




## Ground Floor



## First Floor



Total area: approx. 96.2 sq. metres (1035.1 sq. feet)  
This plan is for guidance only and is not to be relied upon. Measurements are approximate.  
Plan produced using PlanUp.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			100
(92 plus) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>		66	
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	

