



Holly Cottage, Giggetty Lane, Wombourne, WV5 0AY

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Guide Price £500,000

A rare opportunity to purchase this unique and distinctive cottage offering an immense potential and is positioned at the front of its generous size plot with oversized double garage and workshop adjacent. This property showcases an extensive amount of outside space mostly laid lawn with patio and further timber frame structure and provides a great space for families to enjoy. Boasting a central Wombourne address means the property is well connected to the Village amenities, public transport links and falls on the fringes of the countryside. Formerly two cottages, 'Holly Cottage' now comprises of welcoming entrance hall, extremely well proportioned lounge spanning the near width of the property with dual aspect, separating dining room, kitchen, conservatory and utility with access into the garden. Upstairs completing the property off its large landing are three well proportioned bedrooms, previously thought to be four with the master bedroom being easily converted back to a separate smaller bedroom, WC and house bathroom with shower. The property offers feature beams throughout and is brimming with character and would hugely benefit from being sympathetically modernised for those looking for a cottage-style property with endless amounts of potential.





Front of The Property

The front of the property has mature shrub screening, gated side access leading to the rear garden, large gravelled driveway leading to oversized detached double garage and storm porch with double glazed door leading to entrance hall.

Entrance Hall

12'9" x 6'10"

With a double glazed door leading from the front of the property, doors to various rooms, stairs to first floor landing, double glazed window to front and side and a central heating radiator.

Lounge

24'7" x 11'9"

With doors leading from the entrance hall and dining room, feature fire place, comfortable seating space, decorative beams, double glazed windows to front and side and two central heating radiators.

Dining Room

11'5" x 10'2"

With doors leading from the lounge and kitchen breakfast room, double glazed sliding doors to conservatory, wooden floor, double glazed window to side and a central heating radiator.

Kitchen Breakfast Room

19'4" x 10'2" max

With doors leading from the entrance hall, dining room and utility, matching wall and base units, worksurfaces with tiled splashback, bowl sink and drainer, space for cooker, other appliances and breakfast table, storage cupboard, decorative beams, double glazed windows to rear and a central heating radiator.



Conservatory

17'8" x 8'10" max

With double glazed sliding doors leading from the dining room, double glazed windows and door to garden, wooden floor and a central heating radiator.

Utility

With a door leading from the kitchen breakfast room, further door to garden and windows to side.

Landing

With stairs leading from the entrance hall, doors to various rooms, double glazed window to side, loft access and decorative beams.

Bedroom One

11'9" x 14'5" max

Formerly two bedrooms there are built in wardrobes, double glazed windows to front, further window to landing and two central heating radiators.

Bedroom Two

11'9" x 11'5" max

With a door leading from the landing, built in wardrobes, double glazed window to front and a central heating radiator.

Bedroom Three

11'5" x 8'2"

With a door leading from the landing, built in wardrobes, double glazed window to rear and a central heating radiator.

Bathroom

With a door leading from the landing, bath with separate shower cubicle, wash hand basin set into vanity unit, part tiled walls, double glazed window to rear and a central heating radiator.



WC

With a door leading from the landing, WC, wash hand basin, storage cupboard, part tiled walls and double glazed window to rear.

Double Garage

25'3" x 21'11"

With up and over doors leading from the gravelled driveway, windows to side, door to large workshop, light and power.

Workshop

21'11" x 11'1"

With a door leading from the double garage, light, power and window and door to garden.

Garden

Mostly laid to lawn with mature shrubs and trees, outside store unit leading from the workshop, former pool, timber frame structure, patio and gated side access leading to the front of the property.

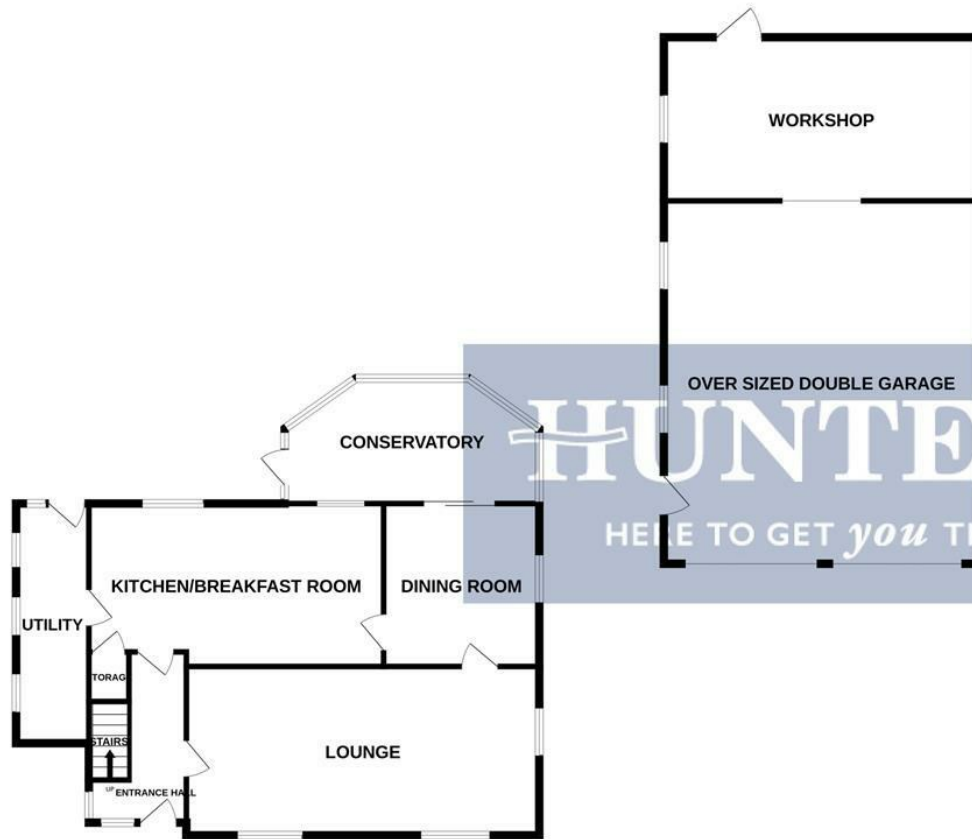
Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			83
(69-80) C			
(55-68) D		62	
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

DISCLAIMER

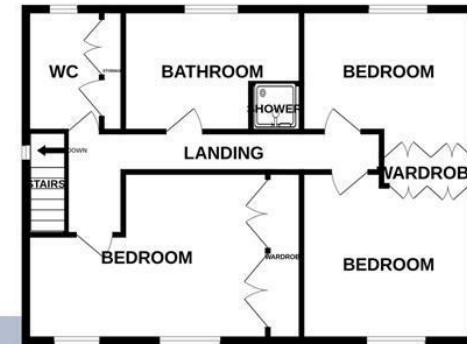
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GROUND FLOOR



1ST FLOOR



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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Viewing Arrangements

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