





**** READY FOR YOUR PERSONAL TOUCH **** This is a great opportunity to add the final touches to a character cottage on a large plot with views over the rolling countryside. The Current owner has stripped the property back and completed the re-wiring, new sash windows, new and moved staircase, re-boarded walls and ceilings, new plastering, new flat roof to the extension. Brand new 'Booths' 16ft x 8ft glass fronted and insulated garden studio overlooking the garden and countryside views.

The cottage offers a sitting room with log burner, dining hall, kitchen, rear lobby, utility room with wc. One large bedroom (converted from 2) and a shower room. Side drive leading to a single garage and beautiful well kept gardens. The position and charm of this property must be viewed to be fully appreciated.



 **ABODE**
SALES & LETTINGS

LOUNGE

Log burning stove set in the chimney breast and with a beam mantle. Double glazed sash window to the front and side, door to the dining hall.

DINING HALL

New stair case to the first floor and a doorway to the kitchen.

KITCHEN

Sink and drainer unit, plumbing for a washing machine, double glazed window to the side, new consumer unit, fully insulated, door to the rear lobby.

LOBBY

Door to the garden, fully insulated and door to the utility room.

UTILITY/WC

Low flush wc, wash hand basin, fitted storage, fully insulated, upvc double glazed window.

FIRST FLOOR LANDING

Double glazed window sash window to the rear with amazing views over the countryside. Door to the shower room and open through to the bedroom.

BEDROOM

Double glazed sash window to the front.

SHOWER ROOM

Vanity sink unit with wash hand basin, low flush wc, enclosed shower, electric heated towel radiator.



OUTSIDE

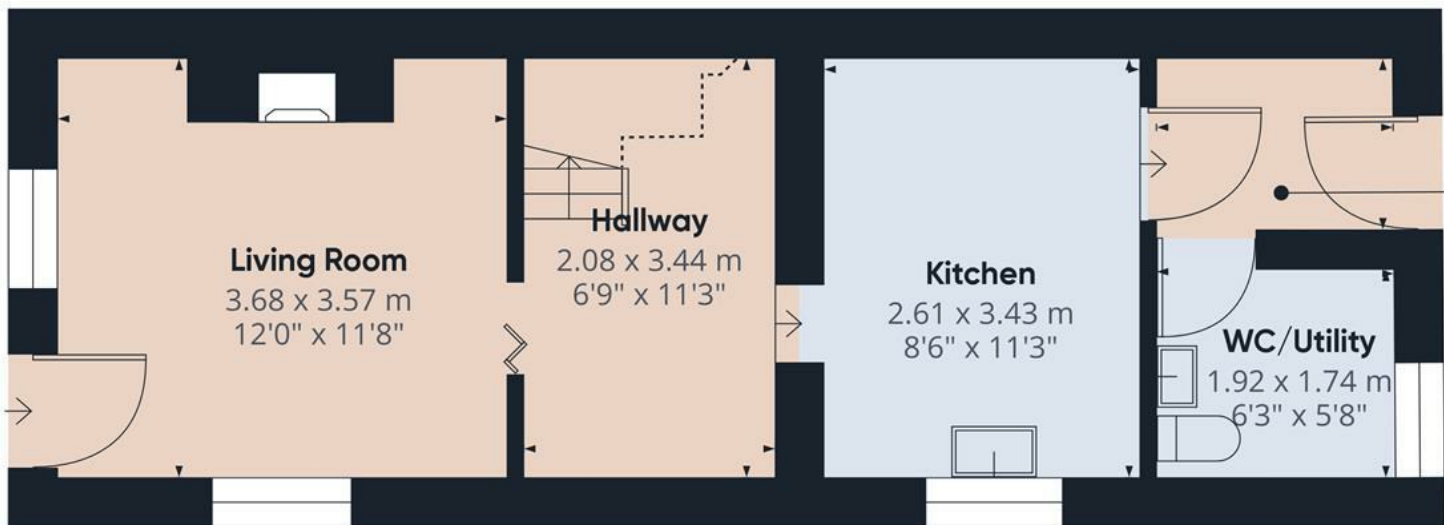
Walled front fore garden. Side drive providing ample parking opening up to an oversized single garage with an inspection pit and workshop. Side access leads round to an extensive rear garden offering lawns, seating areas, mature shrubs plants and hedges. Beautiful scenic views over the rolling fields and countryside.

BOOTHS OUTSIDE OFFICE

Useful and flexible space, power lights and insulated. Double glazed window and doors onto the garden. The current owner has broadband running from here.







Entry
2.10 x 1.41 m
6'10" x 4'7"

Approximate total area⁽¹⁾

34.78 m²
374.37 ft²

Reduced headroom

1.59 m²
17.11 ft²

(1) Excluding balconies and terraces

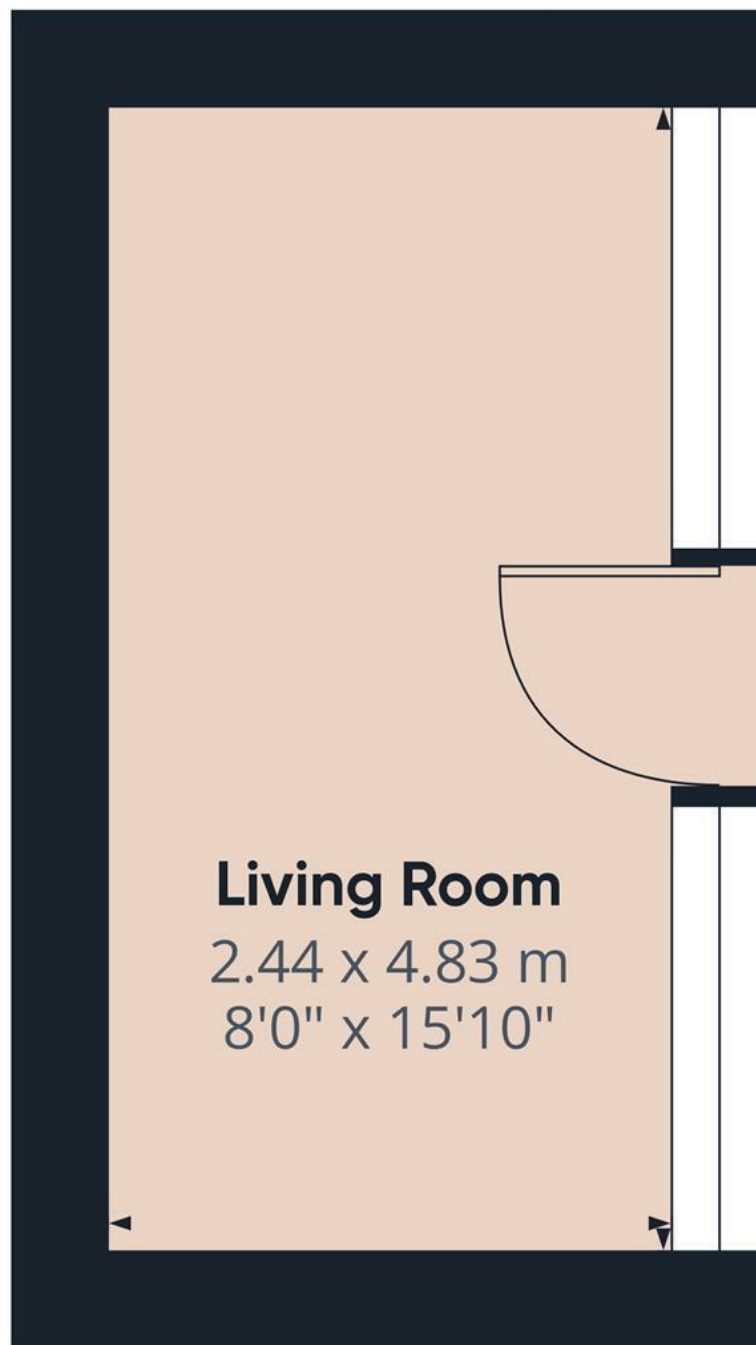
Reduced headroom

..... Below 1.5 m/5 ft

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

Calculations are based on RICS IPMS 3C standard.

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Floor 0 Building 2

Approximate total area⁽¹⁾

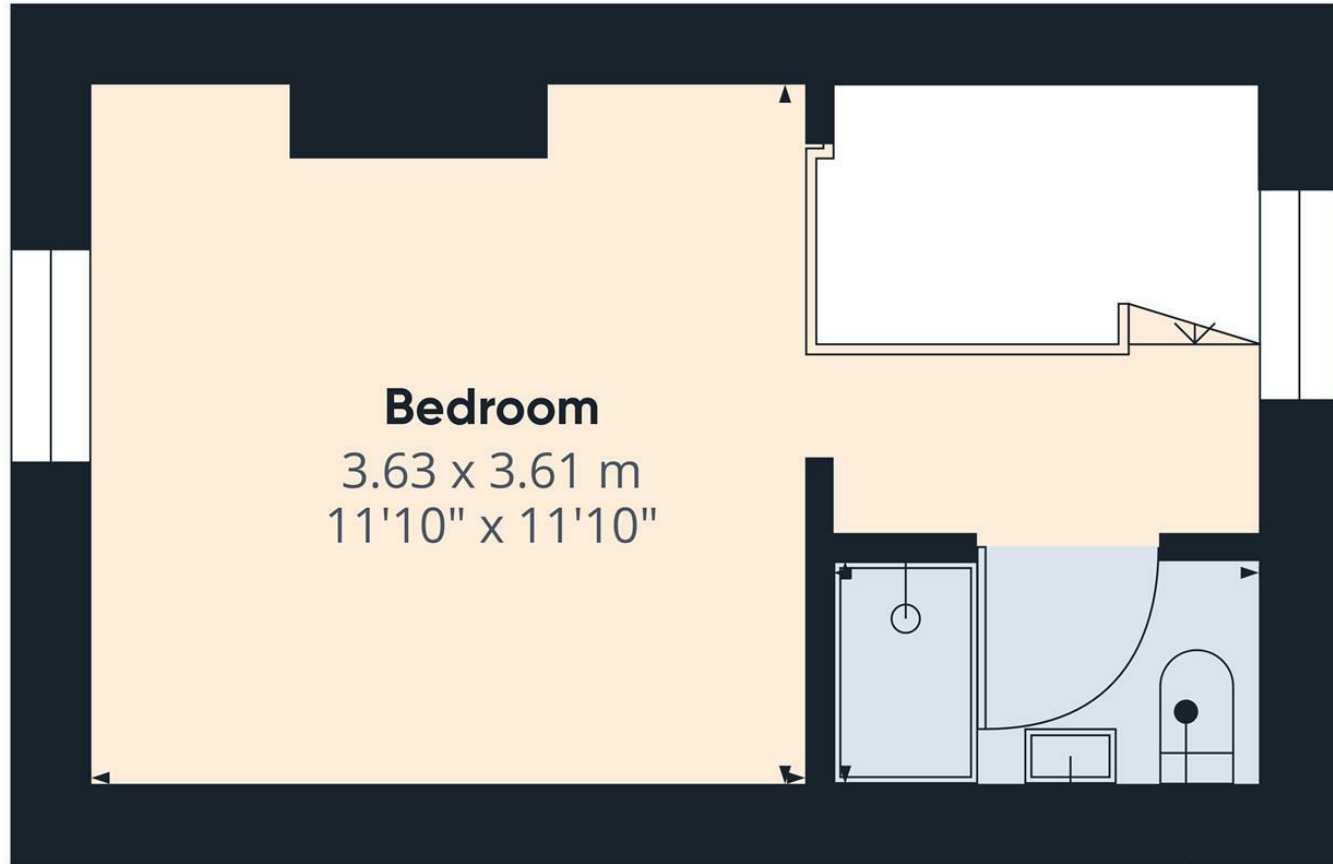
11.72 m²
126.15 ft²

(1) Excluding balconies and terraces

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Bedroom
3.63 x 3.61 m
11'10" x 11'10"

Bathroom
2.15 x 1.17 m
7'0" x 3'9"

Approximate total area⁽¹⁾
17.67 m²
190.2 ft²

(1) Excluding balconies and terraces

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