





**** MODERNISED THREE BEDROOM CHARACTER PROPERTY **** This immaculate double fronted cottage has been much improved by the current owners including a full damp proof course with 25 year guarantee fully plastered and re painted with Farrow and Ball. New roof in 2015 and repointed including the chimney in 2023. The property is set in the highly regarded village of Caverswall this charming property offers a porch, lounge with feature log burner, dining room with doors onto the garden, fitted kitchen with built in appliances, and a sitting room. Three double bedrooms and a bathroom with free standing bath and shower cubicle. There is a cellar under the front sitting room, enclosed garden and summer house. INTERNAL VIEWING IS HIGHLY RECOMMENDED.



PORCH

Entrance door into the porch with a tiled floor, half panelled walls and a door into the lounge.

LOUNGE

Feature log burner set in a tiled hearth and with the original surround, oak wood flooring, arched window to the side and a upvc double glazed window to the front, the front window having a Sharps fitted window seat and Hillarys shutters. Radiator and half glazed door into the dining room.

DINING ROOM

Oak wood flooring, radiator, feature cast iron fireplace and upvc double glazed double doors into the garden. Half glazed door into the kitchen.

KITCHEN

Fitted wall mounted, base and drawer units with solid wood work surfaces and a ceramic sink and drainer unit. Stoves range with extractor hood, integrated fridge freezer, washing machine and dishwasher. Oak wood floor, radiator, stairs to the first floor, upvc double glazed window and door onto the garden and a half glazed door into the sitting room.

SITTING ROOM

Feature cast iron fireplace, oak wood flooring, radiator and a upvc double glazed window with Sharps fitted window seat and Hillarys shutters.

FIRST FLOOR LANDING

Doors to –



BEDROOM I

Upvc double glazed windows to the front and side, radiator, oak wood flooring and Sharps fitted wardrobes with matching dressing table.







BEDROOM 2

Feature cast iron fireplace, upvc double glazed window, radiator and oak wood flooring.

BEDROOM 3

Built in wardrobe, oak wood flooring, radiator and upvc double glazed window.

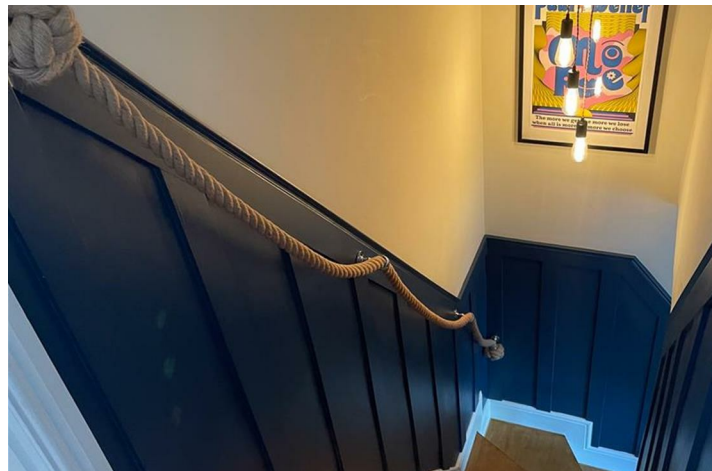
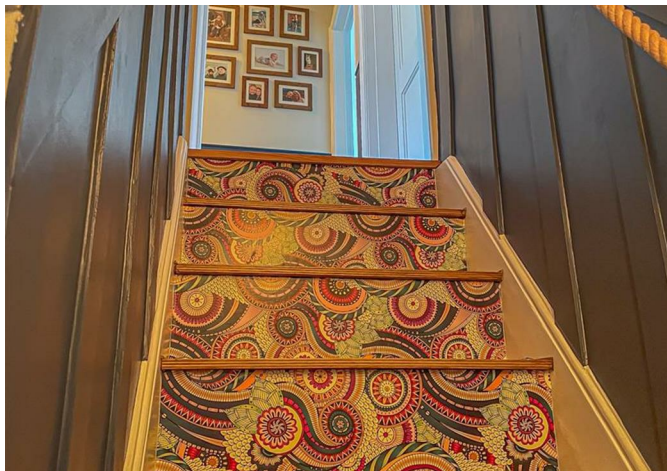
BATHROOM

Free standing roll top and claw foot bath, corner shower with rainfall shower head plus hand held shower, wash hand basin, low flush wc, and a storage cupboard housing the combi boiler. Radiator and upvc double glazed window.

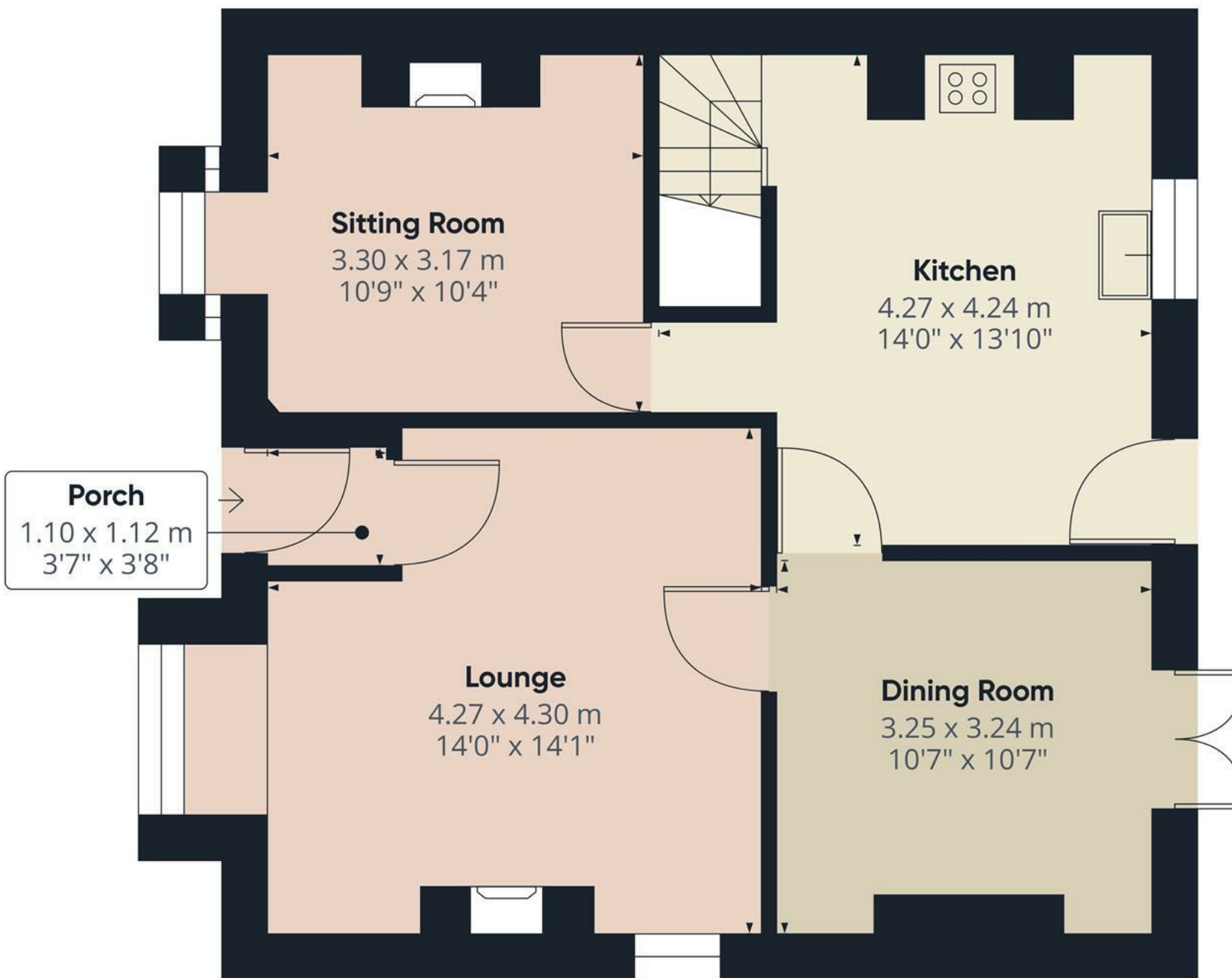
OUTSIDE

Enclosed garden with a side gate. Block paved seating areas, summer house included in the sale and space for a large workshop.









Approximate total area⁽¹⁾
55.24 m²
594.6 ft²

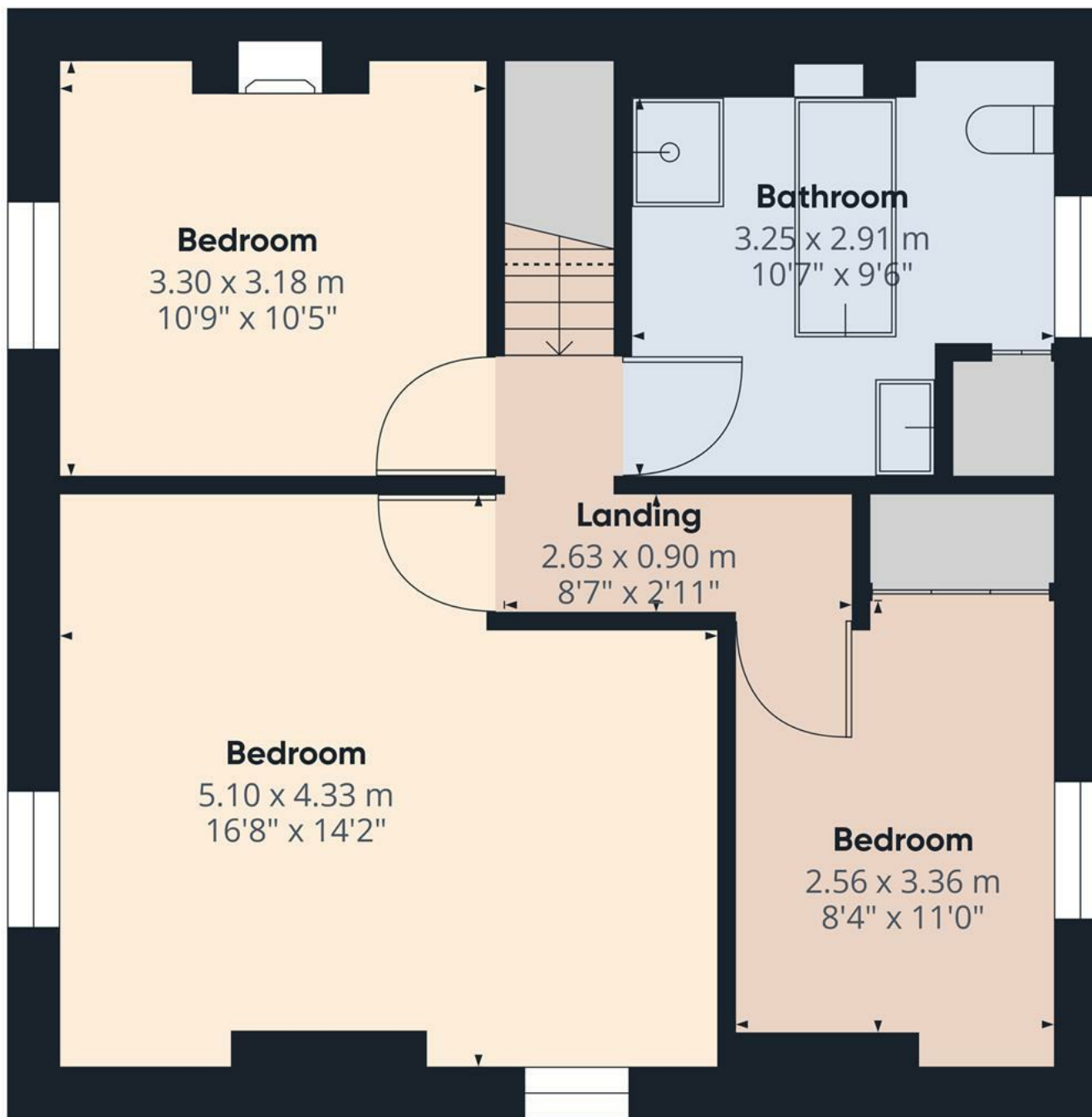
(1) Excluding balconies and terraces

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



Floor 1

Approximate total area⁽¹⁾

53.15 m²
572.1 ft²

Reduced headroom

1.23 m²
13.24 ft²

(1) Excluding balconies and terraces

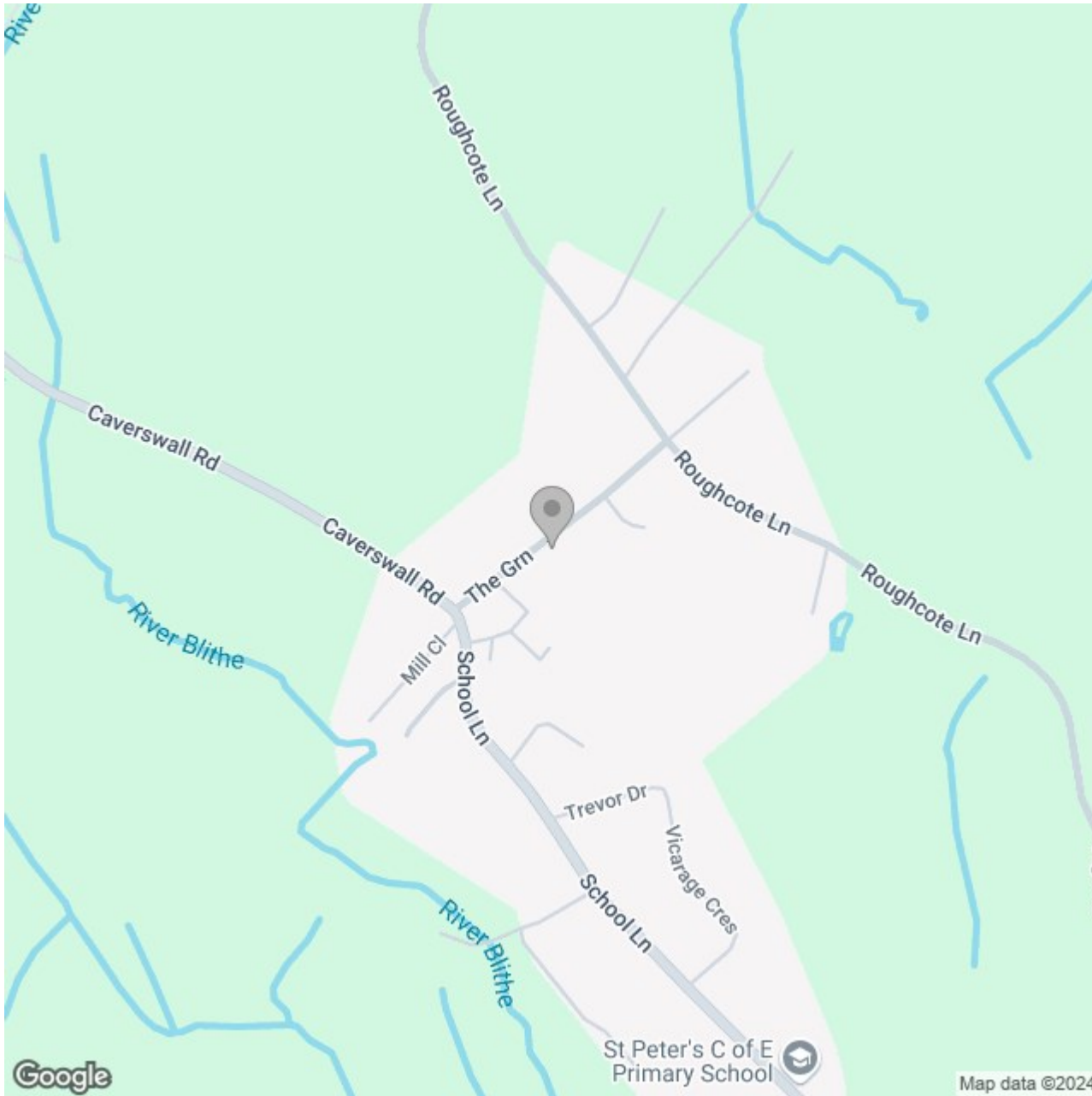
Reduced headroom

..... Below 1.5 m/5 ft

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Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		84
(69-80) C	66	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	