



- A natural stone cottage boasting a large garden and far reaching views
- The property is offered for sale with no onward chain
- Spacious lounge dining room with open fireplace
- Kitchen breakfast room with feature kitchen worktops
- Two double bedrooms and a luxury tiled bathroom
- Parking to front and rear. Approx. 160 foot large rear garden



"A mature village property boasting a large, well established and leafy garden, far reaching valleys views, offered for sale with no onward chain"!

The accommodation comprises a roomy entrance hallway. The lounge dining room has an open fireplace and hardwood double doors opening into the kitchen dining room. The kitchen breakfast room is located to the rear overlooking the garden and running the full width of the house. The current owner has initiated the fitting on a solid wood kitchen with feature worktops, inset copper sink and copper splash back to cooker area. On the first floor are two double bedrooms and an attractive fully tiled bathroom with shower over bath. On the landing is a large storage cupboard which houses a Worcester combination gas boiler installed in 2020.

Outside to front there is comfortable parking for one car, there is a side drive leading to parking for two cars, which then leads onto the main garden. There is shared access immediately to the rear of property. The main garden measures approx. 160 feet in length and hosts two timber sheds and is well stocked with mature trees including apple, the garden is a big feature of this property.

**Tenure:** Freehold. **Council Tax Band:** B.





Floor 0



Floor 1

Approximate total area<sup>(1)</sup>

806.32 ft<sup>2</sup>

Reduced headroom

8.61 ft<sup>2</sup>

(1) Excluding balconies and terraces

Reduced headroom

..... Below 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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21-38	F		
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