



- A three-storey character cottage forming part of a converted mill
- Light and airy lounge with feature fitted wood burning stove
- Attractive fitted kitchen, underfloor heating and access to sheltered yard
- Fully tiled shower room, gas central heating and double glazing
- Double bedroom with ensuite shower, dressing room with wardrobe
- Private drive parking for two cars, fully enclosed gravelled garden



"A three-storey character cottage boasting log burner to lounge, feature fitted kitchen, double width private drive and fully enclosed courtyard garden".

The accommodation comprises; on the ground floor, a light and airy lounge with cast-iron free-standing log burner and windows to front and rear. A staircase from this room leads to both the lower ground floor and first floor. The lower ground hosts an attractive fitted kitchen with integrated appliances, there is ample space for a table, a handy understair cupboard, underfloor heating and door opening onto a handy, sheltered storage yard. Furthermore, a fully tiled shower room.

On the first floor there is a double bedroom with fitted double wardrobe and ensuite shower room with a pleasant view. Dressing room with wardrobe space and a pleasant sunny aspect. Mains gas central heating and double glazing.

Outside to front is a double width private drive. Fully enclosed and private, gravelled courtyard garden. Pedestrian access to rear leading to a sheltered yard space and kitchen dining room.

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



LOWER GROUND FLOOR

APPROX. 19.1 SQ. METRES (205.9 SQ. FEET)



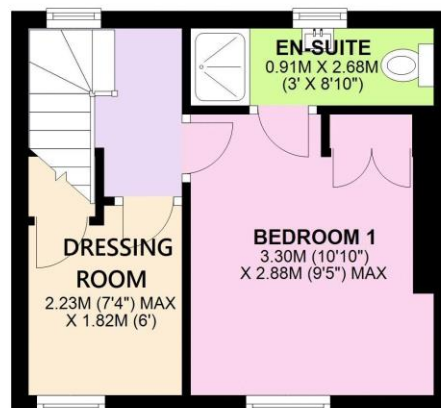
GROUND FLOOR

APPROX. 20.4 SQ. METRES (219.2 SQ. FEET)



FIRST FLOOR

APPROX. 20.5 SQ. METRES (220.7 SQ. FEET)



TOTAL AREA: APPROX. 60.0 SQ. METRES (645.8 SQ. FEET)

Whilst every attempt has been made to ensure accuracy of the floor plan, 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 illustration purposes only and should be used as such by the prospective purchaser. Services, systems and appliances have not been tested and no guarantee to their operability or efficiency can be given. Plan produced using PlanUp.

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69-80	C		
55-68	D		
39-54	E	49 E	
21-38	F		
1-20	G		

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