



- A detached rural cottage occupying a large sunny plot
- Approx. 2 acre paddock with stabling and extensive parking
- Lounge dining room with feature log burner, oil fired central heating
- A well fitted kitchen, shower room and utility room
- Three double bedrooms and an attractive family bathroom
- Level lawn garden adjoining open fields with far reaching views



"A detached rural cottage which has been completely refurbished and extended, occupying a large plot measuring approx. 0.4 of an acre, plus an enclosed paddock measuring approx. 2 acres, with private drive parking, stabling and menage (adjacent to the main house)".

The accommodation for the cottage comprises lounge dining room with feature natural stone fireplace hosting a cast iron log burner. There is a well fitted kitchen with a pleasant view and patio doors opening onto garden. Shower room and utility room with door opening onto a small courtyard. On the first floor there is an impressive main bedroom with rural views, hardwood flooring and a Juliet balcony (currently used as a second lounge), two further double bedrooms, a study and an attractive family bathroom. Double glazing and oil-fired central heating.

Outside to front, there is convenient layby parking bay and stepped path leading up to the cottage which enjoys a private elevated position. A level patio garden sweeps from the front of the cottage around to the side with a sunny aspect, further steps lead from this area to the main lawn garden, which is level, adjoins open fields and enjoys far reaching views, there is a timber workshop. Adjacent to the property and just a short walk is a private drive leading to the "paddock", the overall area measures approx. 2 acres and comprises a gradient paddock with natural spring water feed, private parking for several vehicles (which could be extended) a field barn which doubles up nicely for sheltered parking, a timber stable block with two stables and tack room, this building has its own mains power supply.

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



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1-20	G		

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