

TELEPHONE **01761 411020** 

FMAIL

sales@samchiversproperty.co.uk

## **Hunters Cottage**

Langleys Lane BA3 4DU

£675,000



- A detached rural cottage occupying a large sunny plot
- Approx. 2 acre paddock with stabling and extnesive 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 apsect, 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.









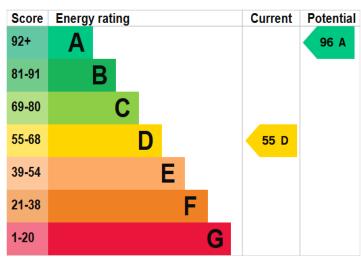












Sam Chivers Estate Agents can also provide mortgage and conveyancing recommendations should you require such a service. Please contact our office on:

## 01761 411020 or email us at sales@samchiversproperty.co.uk

These sales particulars provide an approximate guide and form no part of a contract. It is the purchaser's responsibility to satisfy themselves that the property has been accurately described and that all fixtures and apparatus are functioning correctly. Your home may be at risk if you do not keep up repayments secured against it.