



- A natural stone character cottage in lovely condition
- Spacious lounge dining room with feature log burner
- Roomy kitchen breakfast room with a good range of unit
- Fully tiled bathroom with shower over bath
- Three bedrooms all of a good size, views to rear
- Private parking for two cars, workshop and private south facing garden



"A charming natural stone cottage which is presented with much attention to detail and provides a lovely blend of character with modern fittings all presented in very good order".

The accommodation comprises an entrance lobby with ample space for coats and boots. The lounge dining room is a spacious surprise and boasts a feature log burner, bay window to front providing lots of natural light and a handy storage cupboard beneath the stairs. There is a roomy kitchen breakfast room offering a good range of units and window overlooking the rear parking area and garden. Further on the ground floor is a fully tiled bathroom with shower over bath. On the first floor are three bedrooms, the main bedroom positioned to the rear also overlooks the garden and across the valley. Gas central heating and upvc double glazing.

Outside to front there is a forecourt parking space. To the rear is a shared vehicular access leading to a further parking space. Heavy steel double gates lead to a decent sized timber workshop and on from this is an extremely private lawn garden with mature planting.

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







Approximate total area<sup>m</sup>

931 ft<sup>2</sup>  
86.6 m<sup>2</sup>

(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE360

Find us online!



[www.samchiversproperty.co.uk](http://www.samchiversproperty.co.uk)



Facebook: Sam Chivers Estate Agents



Instagram: @samchiversestateagents

**rightmove**  **Zoopla**

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	70 C	86 B
55-68	D		
39-54	E		
21-38	F		
1-20	G		

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](mailto: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.