



The Ridgeway, Astwood Bank, B96 6NJ

Offers over £280,000


KING
HOMES

**** NO CHAIN ** Charming Thatch Cottage with Character ** Astwood Bank ** Two Double Bedrooms ** Large Private Garden ** Garage ** Private setting ****

Nestled in a tranquil setting, this delightful thatch cottage offers a perfect blend of period charm and spacious living, with over 1,150 sq. ft. of versatile accommodation. Featuring a cosy living room with a gas fire stove, a well-equipped kitchen, and two generous double bedrooms, this property is full of character and potential. The private garden, garage, and peaceful surroundings make it an ideal home to put your personal stamp on. Grade II listed.



A Characterful Thatch Cottage Full of Charm in Astwood Bank

Tucked away in a peaceful setting, this enchanting thatch cottage in Astwood Bank offers a rare blend of character features and generous living space, with approximately 1,151 sq. ft. of accommodation. Thoughtfully laid out, the property presents great potential to create a truly unique home.

The ground floor welcomes you with a cosy living room, complete with exposed beams, a charming exposed brick fireplace housing a gas fire stove, and dual aspect windows – perfect for cosy winter evenings. This inviting space flows seamlessly into the dining room, ideal for family meals or entertaining guests, and again enjoys the benefit of dual aspect windows.

Step from the dining room to the Kitchen. The kitchen sits at the rear of the property and offers ample cabinetry along with direct access to a utility room, which in turn leads to the bathroom. A separate storage area adds further practicality.

Upstairs, you'll find two well-proportioned double bedrooms, both with a pleasant outlook and sloping ceilings that enhance the cottage's charm.

Outside, the property boasts a large landscaped garden, enclosed by fencing, with a private driveway, lawned areas, a paved patio, and raised decking. Established trees and hedging provide natural privacy, while an additional raised decking area with a summer house and shed offers a lovely spot for outdoor relaxation. The property also benefits from a garage, adding further convenience.

Living Room	13'10" x 15'4" (4.22m x 4.68m)
Dining Room	7'9" x 15'4" (2.38m x 4.68m)
Kitchen	10'0" x 9'8" (3.05m x 2.97m)
Utility	10'0" x 6'3" (3.05m x 1.92m)
Bathroom	6'8" x 7'11" (2.05m x 2.42m)
Bedroom 1	13'2" x 15'4" (4.03m x 4.68m)

Bedroom 2

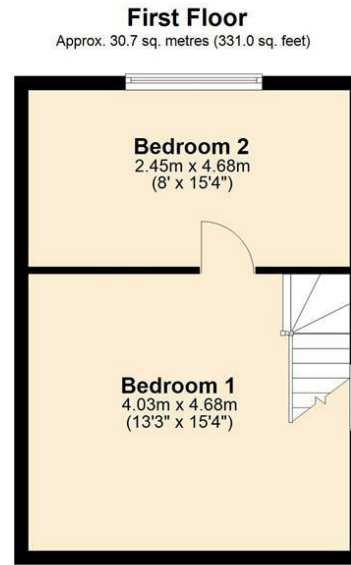
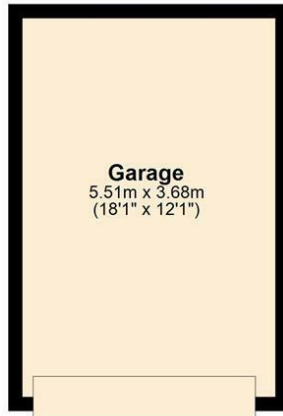
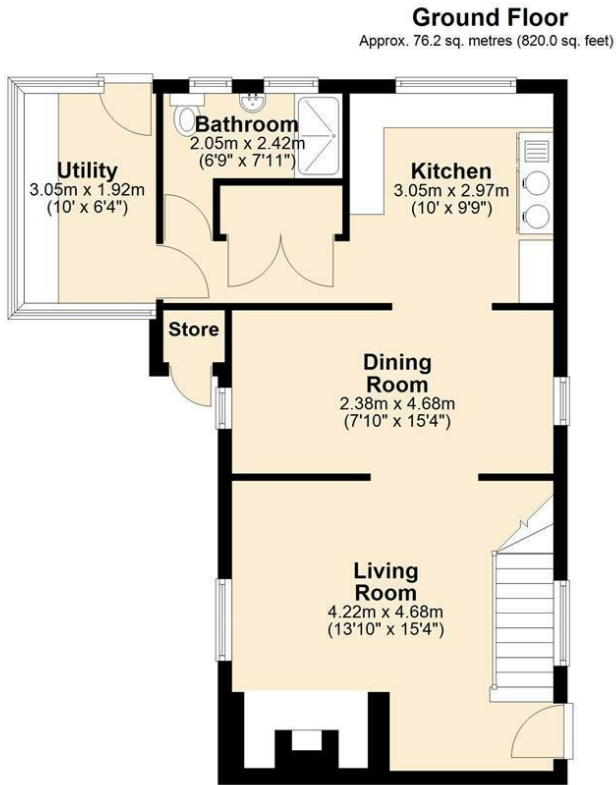
8'0" x 15'4" (2.45m x 4.68m)

Garage

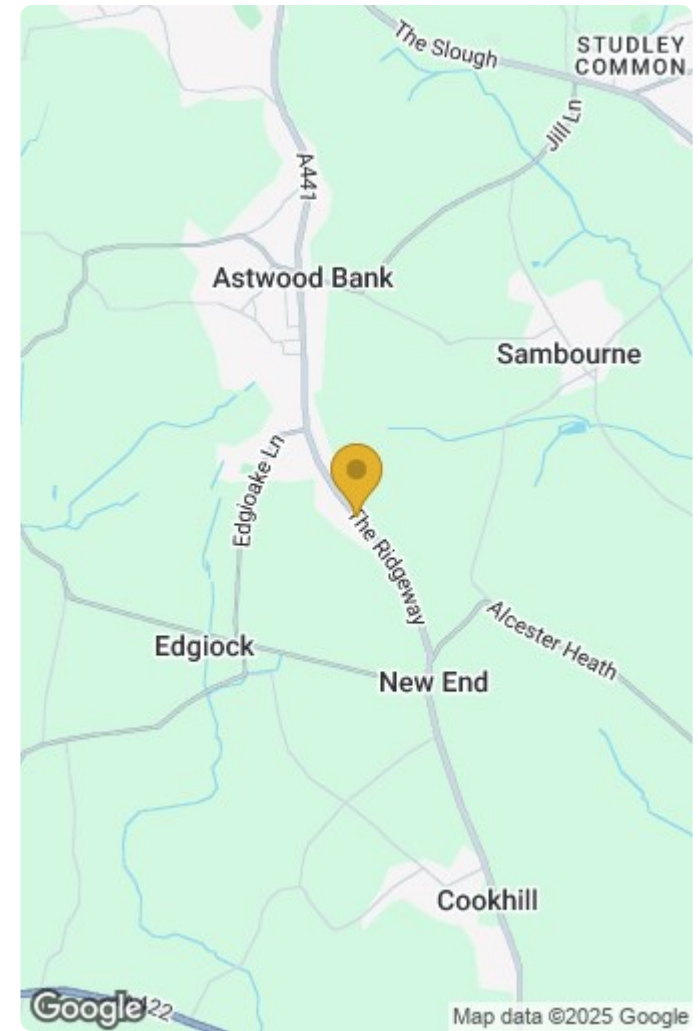
18'0" x 12'0" (5.51m x 3.68m)







Total area: approx. 106.9 sq. metres (1151.0 sq. feet)



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales	EU Directive 2002/91/EC		

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO ₂ emissions			
England & Wales	EU Directive 2002/91/EC		