



Chapel Street

Oakthorpe

Guide Price £495,000

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Tenure
Freehold

Accommodation Details:

Formally known as 'The Old Shoulder Of Mutton'. This is a stunning, characterful detached four bedroom cottage fulfilled with elegance and charm, located in the rural village of Oakthorpe. This property has off road parking, sage green painted UPVC windows, along with a private south facing rear garden.
LPG gas heating and UPVC double glazed windows throughout.

External & Approach

Set back from the road, this beautiful cottage has a shared driveway to the left hand side via electric gates, you'll also find a block paved driveway to the front which provides parking for one vehicle. Entrance into the property is via a black composite door with a canopy porch above. You will then be greeted by a warm, welcoming entrance hallway. Keeping within its character, throughout you will find original beams to the ceiling.

Entrance Hallway

Once entered into this home, you are greeted with a delightful and spacious entrance hallway. In this entrance area, you'll find a half glazed wooden door which leads into the living, kitchen dining area and to the right is stairs to the first floor with a large, handy under the stairs cupboard with power and lighting. This space has hard walnut laminate flooring. The walls are painted in white with spotlights to the ceiling. You'll also find beams to the ceiling, a window to the front aspect with fitted blinds and one radiator.

Living Room

13'6" x 14'7" (4.13m x 4.46m)

This is a fabulous reception room following into the open plan living/kitchen/dining area, with the continuous flooring from the entrance hall, is located at the front of the property with beams to the ceiling and a window providing view of the front aspect of the property. This cosy feeling room has a beautiful feature point which is the fireplace housing a log burner with a wooden mantel above. You'll also find; two additional wall lights, spotlights to the ceiling, a radiator with a decorative cover, and a TV point.

Kitchen

9'11" x 9'9" (3.04m x 2.99m)

Following from the open living space, we have a rather spacious, modern kitchen area. This room offers a warm welcome as we have natural décor, continuous hard flooring, exposed beams to the ceiling and simple soft blue tile splashback. You have a range of wall and base units in a pastel blue with chrome handles with Quartz worktop above. You'll also find; a 5 ring gas Ranch Master with extractor fan above and a soft blue glass screen splashback, integrated full-size dishwasher, a white ceramic Belfast sink with separate hot and cold taps with draining grooves, integrated fridge freezer, pantry style cupboard and a BT telephone point. There is also a smoke detector.

Dining Room

10'10" x 15'5" (3.31m x 4.71m)

Following from the kitchen; we have the dining room which provides a wonderful, and bright area with a sky lantern over head, and a gorgeous outlook of the lovely garden from the double French doors. This room has been tastefully decorated with white

painted walls and the continued walnut flooring. You'll also find a TV aerial (on the wall behind the large mirror), spot lights to the ceiling and two radiators (one with a decorative cover). You then will find a half glazed door leading you into another hallway.

Hallway

Leading from a door in the dining area, you'll find a spacious hallway providing access to the downstairs cloakroom, utility room, cellar and the second reception room. You have the same continuous flooring, two wall lights and neutrally painted walls. There is one radiator.

Downstairs Cloakroom

With the same flooring from the hallway and beams to the ceiling, you'll find a low-level WC with a chrome push flush and a white hand wash basin with a chrome mixer tap set on a high gloss vanity unit. This room has been neutrally decorated and there is one extractor fan.

Utility Room

A very impressive utility area with the same walnut flooring, this room has space for two utility appliances, and an extractor fan. You'll also find; the same base units (from the kitchen) with Quartz worktop above, a stainless steel sink with separate hot and cold taps along with a drainer, extractor fan and a tile splashback. There are spotlights to the ceiling, and there is one radiator.

Family Room

13'1" x 14'7" (3.99m x 4.45m)

Stepping into a versatile sitting/family room with bi-fold doors opening to the lovely, landscaped rear garden. This room is fulfilled with light along with many charming features such as beams to the ceiling, electric fireplace with mantle and surround, decorated in soft neutral tones with wall lights providing warmth to the room. You'll find newish carpets to the flooring, TV point, a radiator and a window to the side of the room.

Cellar

9'9" x 8'1" (2.99m x 2.47m)

This area has been tanked. You'll also find that this space has both power and lighting.

Stairs and Landing

Leading from the right hand side of the entrance hallway is access to the stairs leading you to the first floor. You'll find two small windows, a smoke alarm, a radiator with decorative cover, a heating thermostat, and doors leading off to each of the bedrooms and family bathroom. Both the stairs and landing area has been carpeted.

Bedroom One

9'4" x 13'5" (2.85m x 4.11m)

This room flows from the landing with the continuation with the neutral décor with one feature wall and beige coloured carpet with ceiling spot lights. This room currently fits a king size bed with a set of drawers, two windows to the front aspect. You'll find a door providing access into en suite, and there is an airing cupboard with shelving providing additional storage.

Ensuite

With pale ceramic tiles to the floor and walls, there is a large shower cubicle with a glass door and two waterfall shower attachments. You will also find; a low-level WC with a chrome push flush and a white hand wash basin with a chrome mixer tap set on a high gloss vanity unit. There is also one towel ladder and an extractor fan.

Tel: 01530 271313

Bedroom Two

14'2" x 6'6" (4.32m x 2.00m)

Another double bedroom with a window over looking the front aspect and the pleasant far-reaching views beyond. One wall of this room has full width and full height fitted wardrobes with shelving and rails, and there is one radiator. There are spotlights to the ceiling, and carpets laid to the flooring.

Bedroom Three

8'5" x 14'7" (2.57m x 4.45m)

This is a great sized double bedroom with two windows with fitted shutters to both the front and rear aspect providing a beautiful view of the garden. This room has been decorated in neutral tones with carpet to the flooring.

Bedroom Four

9'3" x 11'3" (2.82m x 3.44m)

Bedroom four demonstrates a very cosy double bedroom with built in wardrobes with providing further storage/wardrobe space. This room enjoys views over the front aspect following with countryside views in the distance.

Family Bathroom

7'9" x 11'3" (2.38m x 3.44m)

Located at the side of the property is a generous sized family bathroom with tiled flooring. There is a modern ceramic basin with built in storage below and a composite worktop above. This four piece suite has a full-size free standing white bath with mixer tap and handheld shower in the centre, a double shower with glass screen surround and two waterfall attachments, and a WC with push down flush. This room has it's own extractor fan, spotlights to the ceiling and has been decorated in soft tones. There is a window with privacy glass and a chrome towel ladder.

Outside Space

The immaculate south facing garden has a spacious patio seating area, so this is a great place to enjoy the afternoon and evening sunshine. There is rear access via the wooden gate leading you to the allocated parking area. You will find an outside cold water tap, electric power sockets, and a handy potting shed. Mainly laid to lawn with mature borders and shrubs and a path leading to the summer house which has been painted in a sage green, this summer house has a stable door with glass panel along with a large window.

Post Code For Sat Navs

DE12 7QT

Local Authority & Council Tax Band

Band F

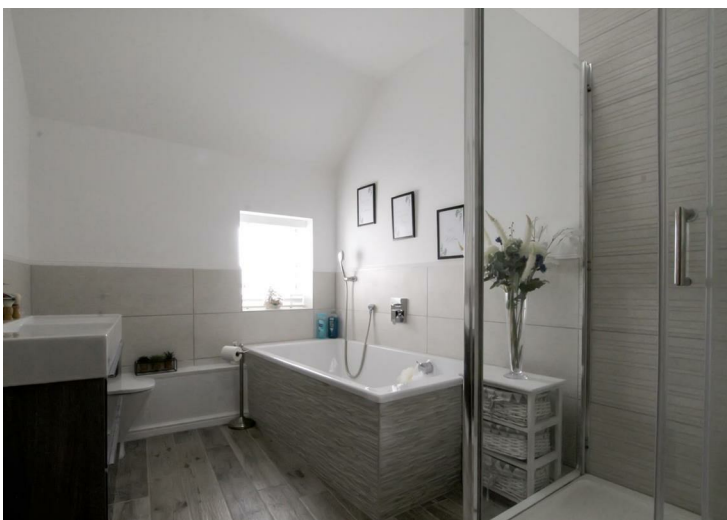
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TOTAL FLOOR AREA : 1907 sq.ft. (177.2 sq.m.) approx.

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Council Tax band: F. Tenure: Freehold

Viewing

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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	46	56
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC

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