





**DELIGHTFUL COTTAGE WITH  
SIMPLY BEAUTIFUL  
COUNTRYSIDE VIEWS PERCHED  
ON THE EDGE OF THE CANAL  
BANK WITHIN BARNBY DUN.**

**Sought after village location that is  
sure to attract the attention of plenty  
of buyers with plenty of local  
amenities within walking distance.**

**With upside down living the reception  
and kitchen spaces on the first floor  
benefit from the stunning views and it  
is certainly something that should be  
viewed to be fully appreciated. This**

**immaculate stylish home briefly  
comprises of entrance hallway, four  
ground floor bedrooms, dressing**

**room off the master bedroom, ground  
floor bathroom with three piece suite,**

**stairs to the first floor, kitchen/diner  
with French doors to the balcony,**

**lovely large reception room with  
feature fireplace perfect for those cosy  
nights in. A GREAT FIND IN DN3.**



### ENTRANCE HALL

11' 3" x 8' 7" (3.43m x 2.64m) This lovely home with idyllic views is accessed via the front facing double glazed frosted door to the entrance hallway, with fabulous oak flooring, spotlights, stairs to the first floor kitchen/diner and a rear, side facing door leading to the small rear garden.

### MASTER BEDROOM

14' 10" x 8' 8" (4.54m x 2.65m) Superb double bedroom with canal views via the rear facing double glazed window, radiator, spotlights to the ceiling and door to the walk in dressing area.

### DRESSING AREA

5' 7" x 5' 1" (1.72m x 1.55m) Spacious dressing area/walk-in wardrobe that can be utilised as a versatile space and benefits from spotlighting.

### BEDROOM

9' 1" x 9' 11" (2.79m x 3.03m) The second double bedroom is both bright and spacious with fitted sliding wardrobes, views over the canal once again via the rear facing double glazed window and a radiator.

### BEDROOM

4' 9" x 9' 11" (1.47m x 3.03m) Also positioned at the rear of the cottage with rear facing double glazed window and a radiator.

### BEDROOM

8' 7" x 5' 5" (2.63m x 1.66m) The smallest of the four bedrooms is the ideal nursery or office space with front facing double glazed window, radiator, spotlights and oak flooring.



### BATHROOM

5' 9" x 8' 8" (1.76m x 2.65m) Located on the ground floor, the bathroom has a three piece suite comprising of a corner low flush WC, wash hand basin, bath with glass shower screen mounted above, dual shower head, tiled walls, spotlights, extractor fan, radiator, front facing double glazed frosted window and space for a tumble dryer beneath the stairs.

### STAIRS

Leading from the entrance hallway to the kitchen/diner on







the first floor.

### **KITCHEN/DINER**

17' 7" x 14' 5" (5.38m x 4.40m) From the stairs you walk straight into the fantastic kitchen/diner offering the WOW countryside/canal views from the rear facing double glazed French doors to the balcony, two further full length rear facing double glazed windows, front facing double glazed window, beautiful fitted kitchen cabinetry at both eye and base level, work surfaces with matching splash backs, incorporating a single and half bowl sink with drainer, space for a range style cooker with gas hob, plumbing for a washing machine, plumbing for a dishwasher, space for a fridge freezer, spotlights, storage cupboard, two radiators and door to the living room.



### **LIVING ROOM**

14' 6" x 14' 5" (4.42m x 4.41m) Fabulous size reception room with feature wall mounted modern gas fire, front/rear facing double glazed windows and a radiator.

### **PAVED PARKING AREA**

Off street parking is accessed via the paved shared entrance through the double gates.

### **BALCONY**

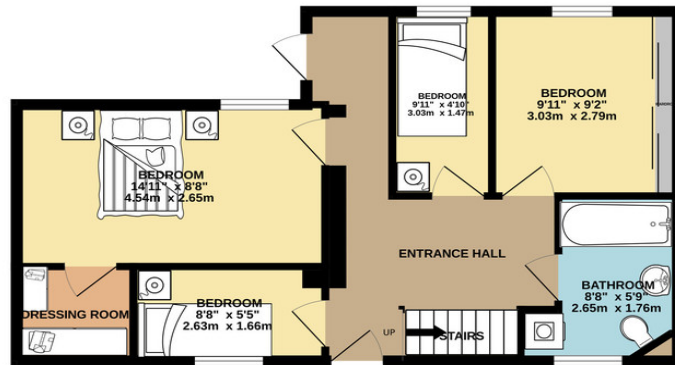
Great extra balcony space providing the perfect seating area to enjoy the canal bank and onward countryside views.

### **REAR PATIO AREA**

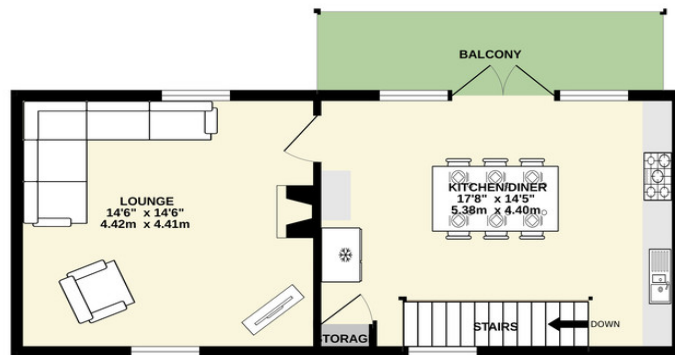
Patio area to the rear housing table, chairs, pots to enjoy the tranquil setting, with steps up to the canal bank.



GROUND FLOOR  
524 sq.ft. (48.7 sq.m.) approx.



1ST FLOOR  
436 sq.ft. (40.5 sq.m.) approx.



TOTAL FLOOR AREA: 960 sq.ft. (89.2 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.



Score	Energy rating	Current	Potential
92+	A		
81-91	B		85 B
69-80	C	71 C	
55-68	D		
39-54	E		
21-38	F		