



Coomb Cottage Rye Hill Country Cottages

Holdenby Road, East Haddon, NN6 8JR

£1,250 PCM



IF YOU WOULD LIKE TO VIEW THIS PROPERTY PLEASE CLICK THE BUTTON WITH THE EMAIL LOGO AND WE WILL GET IN TOUCH .

Available 8th August

Tucked away in a charming courtyard setting in the heart of East Haddon, this is a characterful two-bedroom home with garden and allocated parking for two cars. This thoughtfully arranged cottage blends period charm with practical living across two floors.



Unfurnished Accommodation; open plan kitchen/dining/lounge, two bedrooms, dressing room, bathroom and rear Garden. EPC D, council Tax Band A. Pets May be considered for an additional £50 per pet per month.

As you approach the Cottage, you're greeted by a gravelled courtyard shared with neighbouring homes, where this particular cottage has two clearly marked allocated parking spaces. The front of the property features a set of dark-framed UPVC French doors, giving access straight into the main living space. Stepping inside, you enter directly into the open-plan lounge and dining area. It's a bright, welcoming space with grey wood-effect flooring and exposed painted brickwork adding character. There are dual-aspect windows — one looking out to the front courtyard and another to the rear, letting in plenty of light. The layout is open but well-defined, with space for a sofa and dining table.

To the left is the kitchen, neatly tucked away fully functional with tiled flooring. It's fitted with wood-effect units, black granite-look worktops and a tiled splashback in a mix of black and grey tiles. Appliances include an electric hob, built-in oven, slimline dishwasher, undercounter fridge freezer and a washer dryer . all present, though not covered by the landlord for repair or replacement. At the back of the property, a small hallway leads you to the ground floor bathroom and second bedroom. The bathroom is modern, tiled floor to ceiling, with a white three-piece suite including a full-size bath with a mains shower over and folding screen. There's a built-in vanity unit, large mirror running the length of the wall, and a frosted window for light and privacy.

Opposite the bathroom is bedroom two — a small double, carpeted, with French doors opening out to the front courtyard. It's ideal as a guest room, study or nursery. From the hallway, a set of stairs with natural Hessian-style carpet takes you up to the first floor. At the top of the stairs, there's a useful dressing or study area with a built-in desk and good storage — including three full-height wardrobes. A Velux window overlooks the rear garden and floods the space with light.

A small step leads you up into the main bedroom, tucked into the eaves with a vaulted ceiling and exposed beams. It's a peaceful, well-proportioned room with another Velux window facing the garden, carpet underfoot and ample sockets. Plenty of space for a double bed and additional furniture.

Heading outside, the garden is accessed via a side path around the end of the terrace. It's lawned garden enclosed by timber fencing, with mature trees providing shade and screening to the rear.

Lounge Area 19'5 x 9'5 (5.92m x 2.87m)

Kitchen Area 7'6 x 4'1 (2.29m x 1.24m)

Hall Way 7'8 x 4'8 (2.34m x 1.42m)

Bedroom Two 10' x 6'5 (3.05m x 1.96m)

Bathroom 7'8 x 5'5 (2.34m x 1.65m)

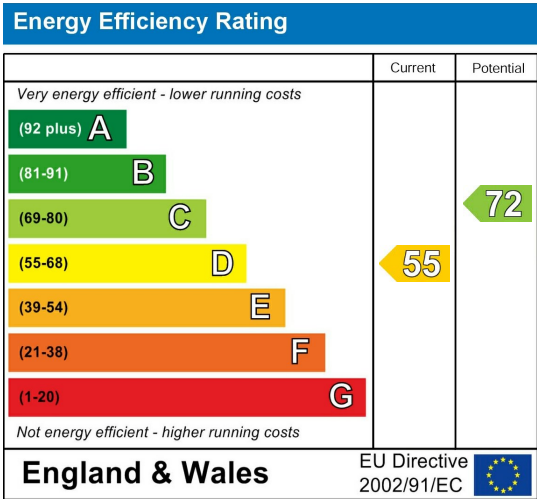
Master bedroom 18'4 max x 9'5 (5.59m max x 2.87m)

Dressing Area 10'2 x 10'2 max (3.10m x 3.10m max)

Area Map



Energy Efficiency Rating



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