







**\*\*\*\*DETACHED STONE BUILT COTTAGE\*\*\*\*CHARM & CHARACTER FEATURES**

**\*\*\*\*FOUR BEDROOMS\*\*\*GARAGE AND DRIVEWAY\*\*\*VIEWING ADVISED\*\*\***

An internal inspection is advised of this four bedroom stone built Grade II listed family home set in this VILLAGE LOCATION. Once inside, the property offers much CHARM and many CHARACTER FEATURES to include A SUPERB INGLENOOK FIRE PLACE, EXPOSED BEAMS and LATCHED DOORS. Internally the property benefits from an 18ft LOUNGE, 14ft DINING FAMILY ROOM WITH BI-FOLD DOORS which leads to the kitchen, SEPARATE UTILITY ROOM, DOWNSTAIRS CLOAK ROOM, SMALL STUDY, four bedrooms and 5 PIECE FAMILY BATHROOM. Outside is a lovely garden which backs onto a neighbouring paddock and offers a high degree of privacy, OVERSIZED GARAGE measuring 22'6 x 10'5 and driveway proving off road parking.

The current owners use the rear of the property as the main entrance.

**Entered Via**

A upvc double glazed door into:

**Rear Entrance Porch 4'8" x 3'9" (1.42m x 1.14m)**

High ceiling, tiled floor, hanging space for cloaks, upvc double glazed window to rear aspect, glazed door to :

**Inner Hallway 9'6" x 4'6" reducing to 3'max (2.90m x 1.37m reducing to 0.91m)**

Continuation of tiled floor, latch door to under stairs storage cupboard, leaded stain glassed window through to kitchen, walkway to dining room, latched door to lounge.

**Lounge 18'5" x 15'3" (5.61m x 4.65m)**

An impressive room with many features full of charm and character. The focal point is a stone

inglenook fire place with slab hearth and original timber lintel, free standing multi fuel wood burner with shelving to one side within the inglenook, exposed beams and timbers add to the character and feel of this generous sized room. Two leaded windows to the front aspect with window seats and two further windows to rear, again with window seats, wall light points, two pine latched doors lead to the stairs, double panel radiator , doorway to :

**Study 6'4" x 4'6" (1.93m x 1.37m)**

A practical area ideal to use as a study/computer room, window to front aspect, single panel radiator.

**Dining Room/Family Room 14'1" x 12'9" (4.29m x 3.89m)**

A lovely addition to the property. This good sized room lends itself to modern day living with a

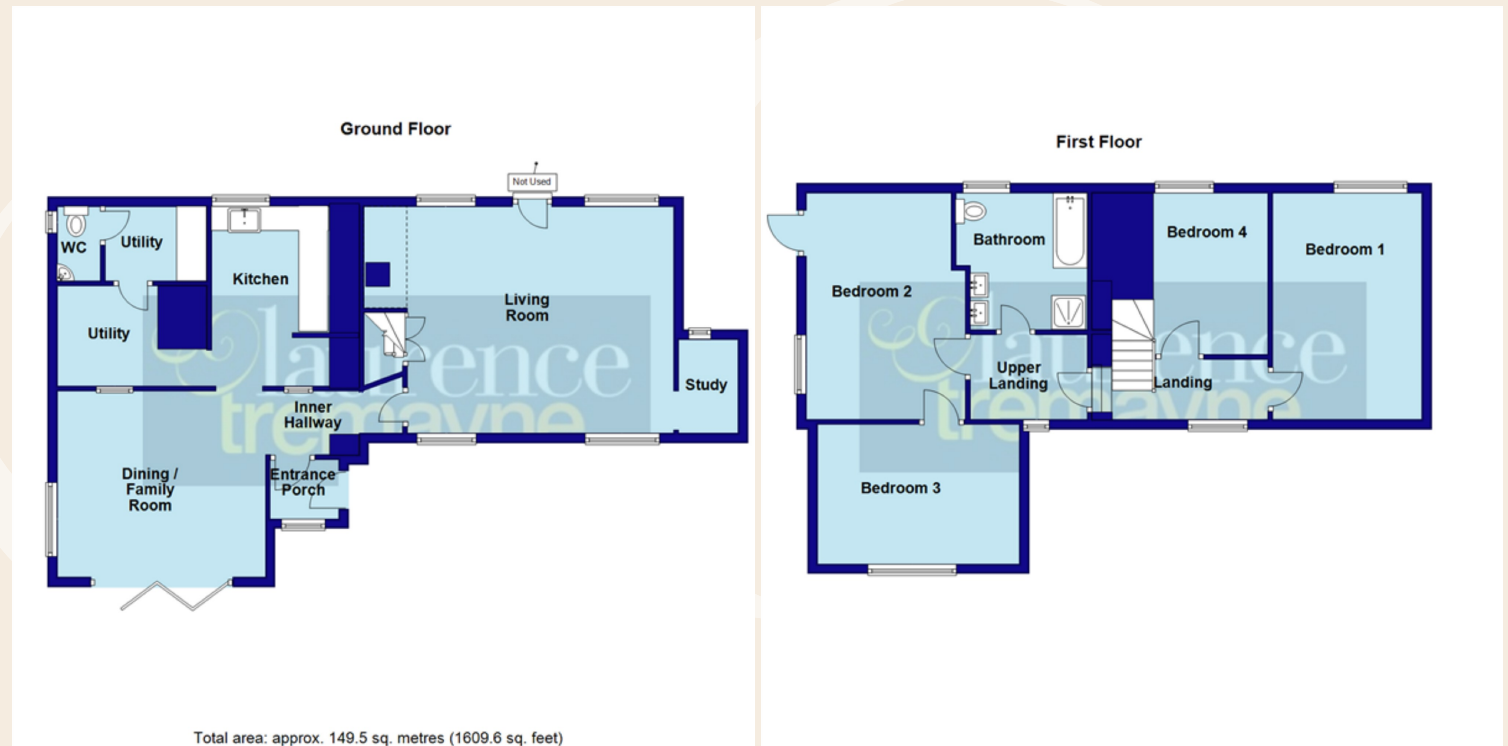


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walkway leading into the kitchen. A nice bright room with double glazed bi fold doors opening onto the garden. Further upvc double glazed window to side aspect, double panel radiator, exposed beams to ceiling, wall light points.

**Kitchen 11'7" x 8'3" (3.53m x 2.51m)**

A cottage style kitchen which is fitted with oak fronted doors and drawers with a combination of rolled edge work surface and solid oak work surface over with a Belfast style sink with mixer tap, The wall units include display shelving and glazed display, tiled floor and tiled splash backs,

space for range style cooker ( there is currently a Flavell range cooker which is available by separate negotiation ), space for full height fridge freezer, inset down lights , leaded window to rear aspect, walk way through to:



**Utility Room 6'6" x 6'1" (1.98m x 1.85m)**

Continuation of tiled floor, leaded stain glass window through to dining room, space for an American style fridge freezer, space and plumbing for washing machine, inset down lighters, latched door to:

**Further Utility Area 5' x 5' (1.52m x 1.52m)**

Base units and work surface to one wall, continuation of tiled floor, wall mounted Worcester boiler, latched door to

**Downstairs Cloakroom 5'3" x 3' (1.60m x 0.91m)**

Fitted with a two piece suite comprising low level WC, corner wash hand basin, full tiling to floor and walls, window to side aspect.

**Landing 10'5" x 3'7" (3.18m x 1.09m)**

Window to rear aspect overlooking the garden, single panel radiator, exposed beams, latched doors to two bedrooms and a separate second landing.

**Upper Landing 9'2" x 5'11" (2.79m x 1.80m)**

An additional landing/room which is currently housing book cases and could be utilised for other uses, leaded window to rear aspect, single panel radiator.

**Bedroom One 15'10" x 10'1" (4.83m x 3.07m)**

Leaded window to front aspect with window seat, double panel radiator, exposed beam.

**Bedroom Four 11'6" x 8'9" (3.51m x 2.67m)**

Leaded window to front aspect with window seat, double panel radiator, exposed beam.

**Bedroom Three 15'6 x 9'1" (4.72m x 2.77m)**

A lovely room which is currently used as a second sitting room and having a upvc double glazed door leading out onto the split level garden. Part sloping ceilings add to the character as do the two exposed perlines, upvc double glazed window to side aspect, double panel radiator, access to loft, latched door leads to:

**Bedroom Two 14'2" 9'2" max with sloping ceiling (4.32m 2.79m max with sloping ceiling)**

Upvc double glazed window to rear aspect overlooking the garden and neighbouring paddock, exposed perlines, single panel radiator.

**Bathroom 9'10" x 9'2" (3.00m x 2.79m)**

A spacious bathroom fitted with a five piece suite comprising panel bath with mixer tap shower attachment over, twin wash hand basins, low level WC and separate corner shower cubicle with Aquatronic electric shower, exposed beams, access to loft, leaded window to front aspect, double panel radiator, wall mounted electric heater.

**Outside**

**Front**

An attractive frontage with six steps leading to the front door with a natural stone retaining wall providing the front boundary, planted flower borders with the remainder laid to lawn, driveway to one side provides off road parking and leads to rear gated access and garage.





## Garage 22'6" x 10'5" (6.86m x 3.18m)

A detached garage with timber up and over door, personnel door leading to garden, window to side aspect, power and light connected.

### Rear

A lovely mature rear garden which is not overlooked and backs onto a neighbouring paddock, a shaped lawn which continues to the side of the property with various planted flower

beds, a patio seating area is situated directly behind the cottage as well as having a second concrete area behind the garage currently used as a secluded seating area but could also be used as a base for a storage shed enclosed by a combination of timber fencing to the side and and metal fencing to the rear which allows views over the paddock and adjoining countryside. The LPG tank is located adjacent to the garage.

**Viewing strictly by  
appointment with  
the agent**

#### AGENTS DISCLAIMER

Floorplans: are for general guidance only and not to scale and should not be used as a basis for the purchase of furnishings and furniture. Measurements: are for general guidance only. The buyer is therefore advised to check measurements if they are required for any other purpose, eg fitted carpets, furniture. Appliances: Laurence Tremayne Estate Agents have not tested any apparatus, equipment or fitting for services and so cannot verify that they are in working order. The buyer is advised to obtain verification from their solicitor or surveyor.

#### MORTGAGE ADVICE

Independent mortgage advice is available, without charge, for all prospective purchasers of this property. Written quotations available on request. "YOUR HOME IS AT RISK IF YOU DO NOT KEEP UP REPAYMENTS ON A MORTGAGE OR ANY OTHER LOAN SECURED ON IT"

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