

## DESCRIPTION

**\*\* THREE BEDROOMS \*\* \*\* COSY COTTAGE \*\* \*\* HAD RECENT RENOVATIONS \*\***

Nestled in the picturesque village of Cliviger, this charming three-bedroom cottage exudes a blend of originality and rustic elegance.

The property boasts authentic stone flag flooring adorning the lounge and kitchen, adding a touch of historical allure. The sash windows, a classic architectural feature, are present throughout the cottage, enhancing its timeless appeal.

The two double bedrooms have stone fireplaces, infusing warmth and character into each space. The single bedroom is still a good size.

The property's exterior is equally captivating, featuring an Indian stone rear yard, perfect for outdoor relaxation. This delightful cottage, with its distinctive features and idyllic location, offers a unique living experience in the heart of Cliviger.

It is more than just a home; it's a testament to a bygone era, offering a serene retreat from the hustle and bustle of modern life. This property is a true gem for those seeking a home with charm, character, and a touch of originality.















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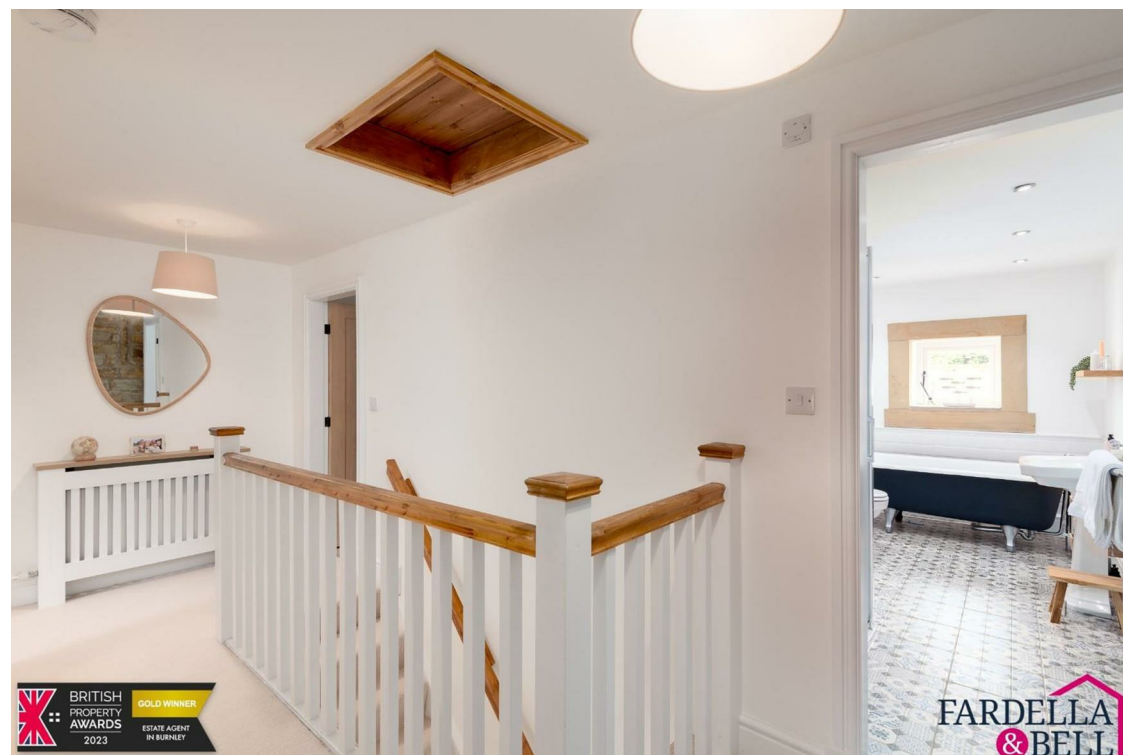
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## **Entrance hallway**

Original stone flag flooring, spotlights to the ceiling and radiator.

## **Living room**

Laminate flooring, side wall light points, TV point, multi fuel stove, stone surround, exposed stone walls and double glazed sash window.

## **Kitchen**

Original stone flag flooring, a mix of wall and base units, spotlights, gas hob, electric oven, overhead extraction point, granite work surfaces, sink with chrome mixer tap, double glazed sash window, original Victorian feature fireplace with stone surround, wine cooler, integrated fridge/ freezer, integrated dishwasher and under cabinet lighting.

## **Landing**

Fitted carpet, open balustrade staircase, characteristic exposed stone wall, loft access point and smoke alarm.

## **Bedroom one**

Ceiling light point, laminate flooring, original stone fireplace, double glazed sash window and radiator.

## **Bedroom two**

Double glazed sash window, ceiling light point, fitted storage, original stone fireplace and radiator.

## **Bathroom**

Decorative tiled flooring, spotlights to the ceiling, free standing bath, radiator, shower enclosure with mains fed shower, partially tiled walls, WC and double glazed window to the rear.

## **Bedroom three**

Double glazed sash window, radiator, laminate flooring and ceiling light point.

## **Exterior**

Front - Stone steps to the front door.

Rear - Indian stone patio area, steps to the rear and outhouse storage.

## **Consumer Protection Regs**

To comply with Consumer Protection Regulations we have been advised by our vendors on the following information:

The tenure of this property is 'Leasehold' and the Council Tax Band is 'A'  
999 Years from 11/7/1852 - £3.14 annual ground rent.

Parking - On Street

Rights and easements – Unknown by vendor

Restrictions – Unknown by vendor

Building safety – No visible risks

Accessibility/Adaptations – No adaptations

Utility supply - Mains gas, electric and water.

Coastal erosion risk - None

Planning permission - Unknown by the vendor

Flood Risk - Low

Coalfield or mining area - Unknown by vendor

## **Disclaimer**

Disclaimer- All descriptions advertised digitally or printed in regards to this property are the opinions of Fardella & Bell Estate Agents. and their employees with any additional information advised by the seller. Properties must be viewed in order to come to your own conclusions and decisions. Although every effort is made to ensure measurements are correct, please check all dimensions and shapes before making any purchases or decisions reliant upon them. Please note that any services, appliances or heating systems have not been tested by Fardella & Bell Estate Agents and no warranty can be given or implied as to their working order

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## **Viewings on Brochure**

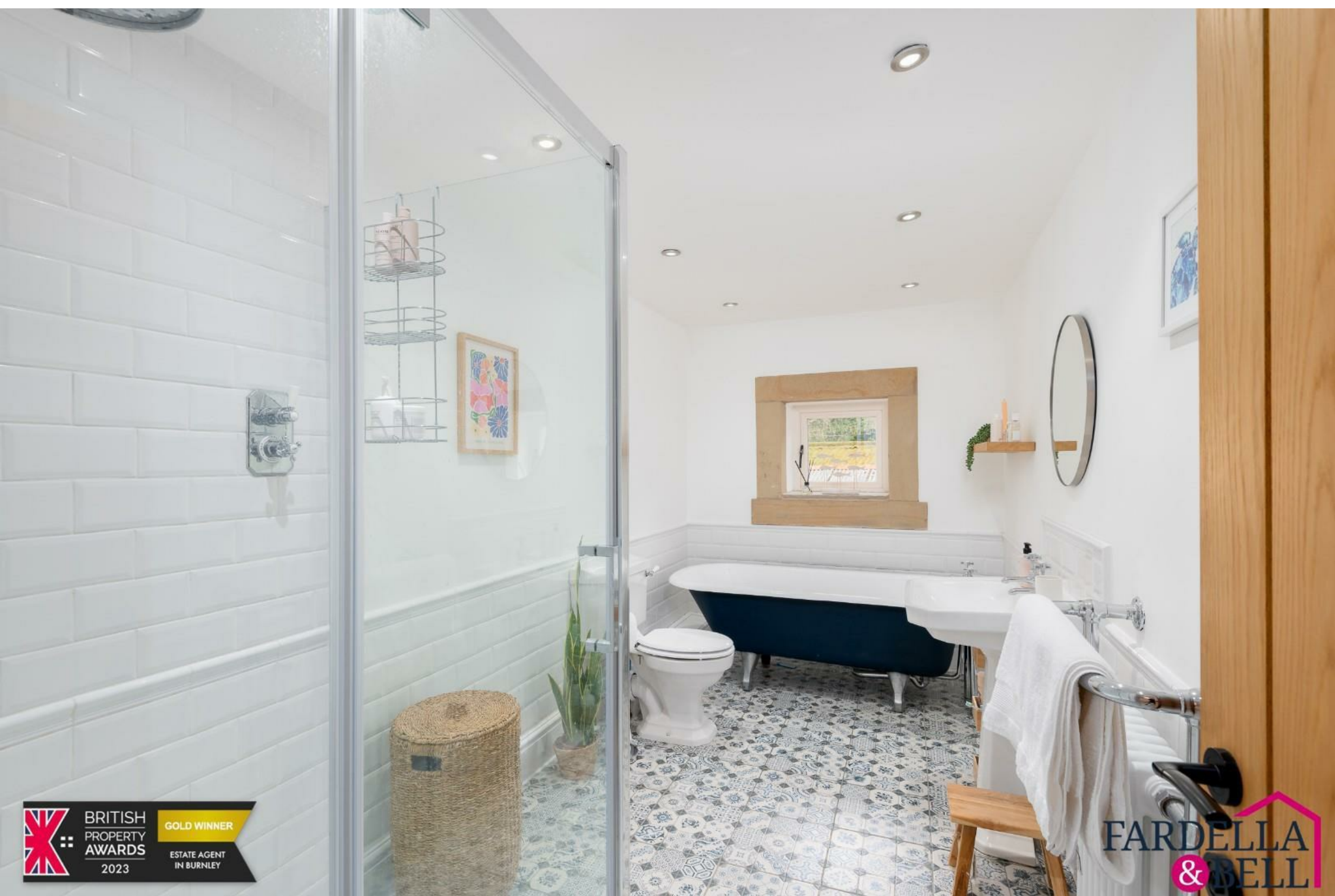
Viewings are strictly by appointment only and can be arranged by calling or emailing Fardella & Bell.

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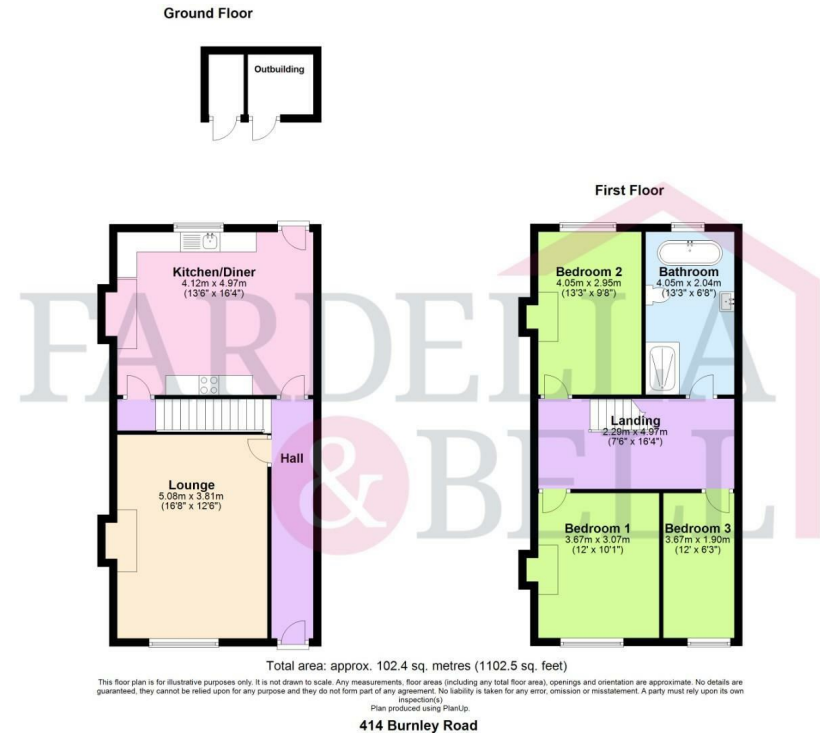
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# Energy Efficiency Rating

	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		<b>72</b>
(55-68) <b>D</b>	<b>54</b>	
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not energy efficient - higher running costs</i>		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	







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