



## Oak Cottage St David's Lane, Blackwood NP12 0PJ

**£299,950**

**\*\*DETACHED COTTAGE\*\* LOVELY SEMI RURAL LOCATION\*\***

Parkmans are pleased to offer for sale this stunning three bedroom detached period cottage, retaining lots of character. Located in the popular village of Woodfieldside within easy reach of Blackwood town centre with local shops and amenities and fantastic woodland walks.

The accommodation consists of an entrance porch, good size lounge with working open fireplace, and traditional beams, dining Room, country style fitted kitchen, WC/utility room. To the first floor there are three double bedrooms and a modern shower room.

Externally the property benefits from a large garden to the rear, laid mainly with lawn, decking area to provide perfect outdoor entertainment space. To the front of the property there is a double driveway for ample off road parking. In addition to the main residence, there is a detached garage which has been partially converted to offer an abundance of possibilities such as a potential annex for extended family, Air BNB or entertainment/office space.

Viewings are highly recommended to fully appreciate this stunning period cottage.



### Entrance Porch

4'7" x 7'9" (1.42 x 2.38)

UVPC Door to front entrance, X2 UVPC window to side aspects, tiles to flooring, access into lounge via UVPC door.

### Lounge

12'2" x 17'8" (3.71 x 5.40)

UVPC window to front aspect, laminate to flooring, emulsion walls and ceiling with beams, radiator, power points, dual fuel open fire set in stone fireplace, access to first floor via staircase.

### Dining Room

11'10"x 11'10" (3.61x 3.61)

UVPC window to front aspect, carpet to flooring, emulsion walls and ceiling, radiator, power points.

### Kitchen

8'1" x 21'7" (2.48 x 6.58)

X 2 UVPC windows to rear access, cream country style fitted kitchen with matching wall and floor units, double Belfast sink, range style double oven with gas hob, space for free standing appliances, emulsion walls and ceiling, tiles to splash back and flooring, radiator, power points, UVPC door to side aspect.

### WC/Utility room

7'10" x 4'6" (2.40 x 1.39)

Tiles to floor, emulsion walls and ceiling, modern WC and hand basin with vanity and countertop space, built in work top with space for free standing appliances.

### Landing

Emulsion walls and ceiling, carpet to flooring.

### Bedroom One

12'3" x 14'8" (3.75 x 4.48)

X2 UVPC window to front aspect, emulsion walls and ceiling, carpet to flooring, radiator, power points

### Bedroom Two

8'0" x 12'4" (2.46 x 3.76)

UVPC window to rear aspect, emulsion walls and ceiling, carpet to flooring, radiator, power points.

### Bedroom Three

11'11" x 10'3" (3.65 x 3.14)

UVPC window to front aspect, emulsion walls and ceiling, carpet to flooring, radiator, power points.

### Office

4'11" x 6'0" (1.52 x 1.84)

UVPC window to rear aspect, emulsion walls and ceiling, carpet to flooring, radiator, power points.

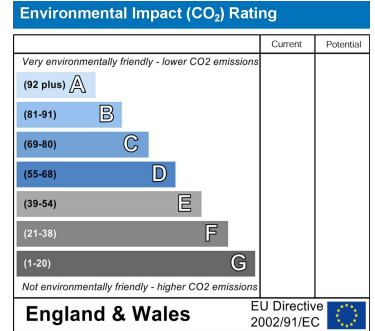
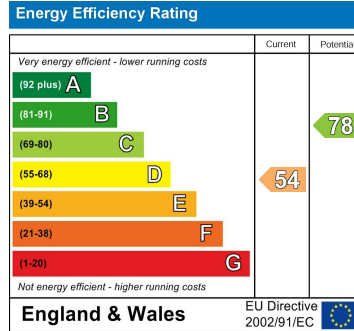
### Shower Room

8'4" x 8'4" (2.55 x 2.55 )

UVPC window to rear aspect, tiles to wall and flooring, emulsion ceiling, modern shower suite, step in shower, WC, round sink with vanity and countertop space, heated towel rail.

### Externally

Externally the property benefits from a large garden set, laid mainly with lawn there is a decking area to provide perfect outdoor entertainment space, to the front of the property there a double driveway for ample off road parking. In addition to the main residence, there is a partially converted detached garage with space above. This provides the ideal space for an annex, entertainment/office space, or extended living/potential income.



Authorised and Regulated by the Financial Conduct Authority in Respect of Insurance Mediation Only. William Parkman & Daughters Ltd Registered in England & Wales No. 5401197. Registered Office: as above.