



01947 601301



32 CHURCH STREET,
CASTLETON

3 BED COTTAGE



WWW.HOPEANDBRAIMESTATEAGENTS.CO.UK



PROPERTY FEATURES

- Stone Cottage with Walled Garden
- Cosy Lounge with Multi-Fuel Stove
- Bespoke Kitchen with Oak & Granite Worktops
- Separate Dining Room & Downstairs Bathroom
- 3 Double Bedrooms & Open Landing
- Large South-Facing Garden with Shed

Type: **COTTAGE**
Availability: **FOR SALE**
Bedrooms: **3**
Bathrooms: **1**
Reception Rooms: **2**
Outside Space: **GARDEN**
Tenure: **FREEHOLD**

01947 601301

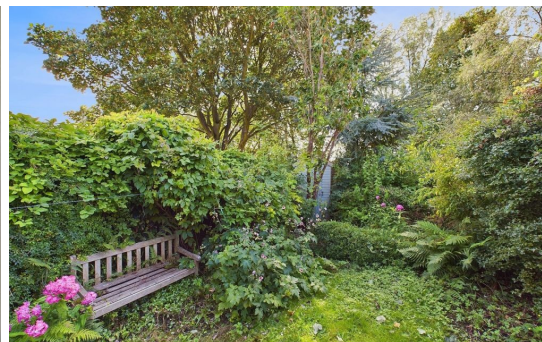
www.hopeandbraimstateagents.co.uk



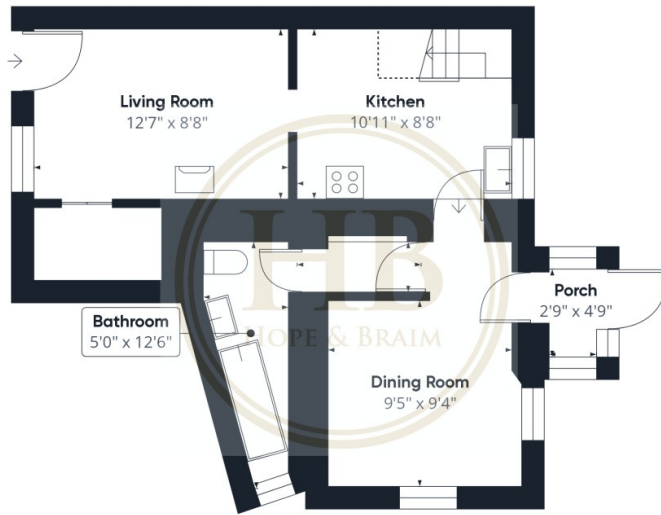
32 CHURCH STREET, CASTLETON- 3 bed Cottage -£210,000



Hope & Braim are delighted to present 32 Church Street in Castleton to the market. This character cottage is deceptively spacious as it has a rear extension that belies its narrow front façade, and it comes with a walled garden and residents parking. The original part of the cottage dates from the early 1700s and has features such as beamed ceilings and exposed stone, with the two-storey extension being added in 1989. Downstairs there is a cosy lounge with a multi-fuel stove and a kitchen that has bespoke cabinets with solid Oak and Granite worktops and a Belfast sink. The extension provides a second reception room that is currently used as a dining room, utility space and a downstairs bathroom with a three-piece bathroom suite. Upstairs there are two double bedrooms and an open landing on the first floor with a third bedroom within the roof space that has a Velux window and exposed stone wall. Outside there is a "hidden" walled garden at the back of the cottage that enjoys a south-facing aspect and privacy, which will be of interest to those keen on gardening.



32 CHURCH STREET, CASTLETON- 3 bed Cottage -£210,000



Floor 0



Floor 1



Floor 2

Approximate total area⁽¹⁾
987.8 ft²

Reduced headroom
88.26 ft²

(1) Excluding balconies and terraces

Reduced headroom
..... Below 5 ft

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

Calculations are based on RICS IPMS 3C standard.

GIRAFFE360

Disclaimer: This brochure and property details are a representation of the property offered for sale or rent, as a guide only.

Brochure content must not be relied upon as fact and does not form any part of a contract. Measurements are approximate.

No fixtures or fittings, heating system or appliances have been tested, nor are they warranted by Hope & Braim or any staff member in any way as being functional or regulation compliant.

Hope & Braim do not accept any liability for any loss that may be caused directly or indirectly by the brochure content, all interested parties must rely on their own, their surveyor's or solicitor's findings.

We advise all interested parties to check with the local planning office for details of any application or decisions that may be consequential to your decision to purchase or rent any property.

Any floor plans provided should be used for illustrative purposes only and should be used as such by any interested party.

