



01947 601301

## FILTER HOUSE COTTAGE, SCALING

4 BED DETACHED HOUSE



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## PROPERTY FEATURES

- Detached House with Rural Views
- Lounge with Multi-Fuel Stove & French Doors
- Kitchen/Diner & Second Sitting Room
- Downstairs Bedroom with Ensuite Shower Room
- 4 Bedrooms & Loft Room with Velux Windows
- Oil Central Heating & Double-Glazing Throughout
- Generous Garden with Patio & Rural Views
- Garage with Additional Parking for 3 Cars

Type: **DETACHED HOUSE**

Availability: **FOR SALE**

Bedrooms: **4**

Bathrooms: **2**

Reception Rooms: **2**

Parking: **DRIVEWAY, GARAGE**

Outside Space: **GARDEN, PATIO**

Tenure: **FREEHOLD**

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FILTER HOUSE COTTAGE, SCALING- 4 bed Detached House -£425,000



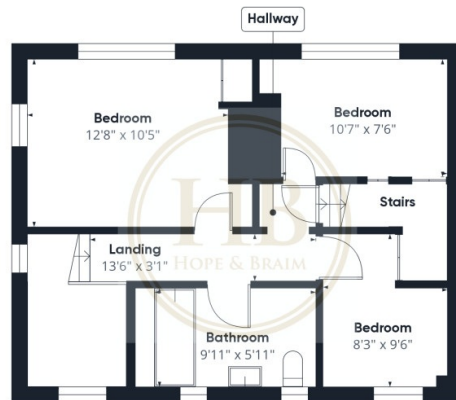
Hope & Braim are delighted to present Filter House Cottage in Scaling to the market. Nestled within the rolling countryside that surrounds this detached home and generous plot that comprises gardens, a gated driveway and garage. The house is a traditional construction with rendered facades and slate roofs that has been extended to the side by a single-storey addition. The extension houses the main reception room that has a multi-fuel stove to add warmth and French Doors that link the inside with the outdoors and the south-facing patio. At the centre of the home is the kitchen/diner that is a country cottage style with fitted cabinets and room for a dining table with views over the garden. There is a second sitting room at the other end of the house that also has a fireplace and a picture window with rural views. Adjoining the sitting room is a downstairs bedroom with its own en-suite shower room that has a separate entrance to the main entrance, so it is ideal for multi-generational living. Upstairs there are three bedrooms and the family bathroom with a modern, white bathroom suite, plus there are stairs to a loft room above that could be another bedroom or home office. The property is well maintained and benefits from having oil central heating and double-glazing throughout. Outside there is a large, level, lawned garden with a stone-flagged patio, perfect for family BBQs and entertaining during warmer weather.



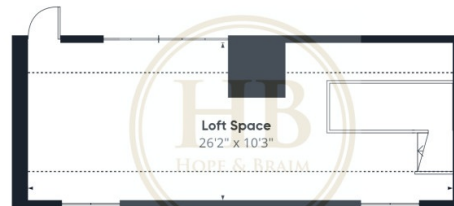
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Floor 0



Floor 1



Floor 2



Approximate total area<sup>(1)</sup>

1819.97 ft<sup>2</sup>

Reduced headroom

102.66 ft<sup>2</sup>

(1) Excluding balconies and terraces

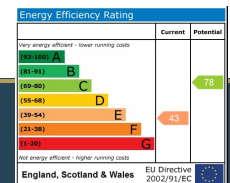
Reduced headroom

..... 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 were based on RICS IPMS 3C standard. Please note that calculations were adjusted by a third party and therefore may not comply with RICS IPMS 3C.

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