



01947 601301



## ARCH COTTAGE, RUSWARP

2 BED COTTAGE



[WWW.HOPEANDBRAIMESTATEAGENTS.CO.UK](http://WWW.HOPEANDBRAIMESTATEAGENTS.CO.UK)



## PROPERTY FEATURES

- Terraced Cottage with a Garden
- Requires some Refurbishment
- 2 Reception Rooms with Multi-Fuel Stoves
- 2 Double Bedrooms & Bathroom
- Gas Central Heating & Double-Glazing
- Large Garden with a Shed & Greenhouse
- Close to Village Amenities including a Pub & Butchers

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

01947 601301

[www.hopeandbraimstateagents.co.uk](http://www.hopeandbraimstateagents.co.uk)



ARCH COTTAGE, RUSWARP- 2 bed Cottage -£220,000



Hope & Braim are delighted to present Arch Cottage in Ruswarp to the market. Tucked away off the High Street is this terraced cottage that comes with a large garden and is located close to village amenities, including a Primary School, Village Pub, and Butchers. The cottage gets its name from the archway that leads through the alley to the rear of the building where the entrance door and path to the garden is. There are three floors of accommodation with an open plan kitchen/diner on the ground floor, a lounge and bathroom on the first floor, and two bedrooms on the top floor. The kitchen has fitted cabinets with solid Beech Worktops, whilst the dining room has a fireplace with a multi-fuel stove and a window to the front elevation. The lounge upstairs is the full width of the cottage including the space over the alley and has two large windows that flood the room with natural light and there is also another multi-fuel stove that adds warmth and character. The bathroom has a three-piece bathroom suite with a shower over the bath, a wash hand basin and a WC. On the top floor there are two bedrooms with the principal bedroom offering scope to be converted into two bedrooms, creating a third bedroom, if needed. The cottage will require some refurbishment but does benefit from having new gas central heating and double-glazing throughout. A real surprise is the "secret garden" that is hidden at the back of the terrace that is generous and will be of interest to those keen on gardening. There is also a brick outhouse located behind the terrace in addition to the garden shed and the greenhouse within the parcel of land.



ARCH COTTAGE, RUSWARP- 2 bed Cottage -£220,000



Floor 0



Floor 1

Floor 2

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

809.86 ft<sup>2</sup>

Reduced headroom

34.25 ft<sup>2</sup>

(1) Excluding balconies and terraces

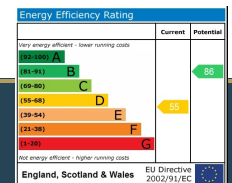
Reduced headroom

..... 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 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.

