



Main Road, Little Gransden, SG19 3DW
£595,000



LATCHAM ———
DOWLING

ESTATE AGENTS

*****CHARMING GRADE TWO LISTED CHARACTER COTTAGE IN DELIGHTFUL VILLAGE LOCATION AND WITH A DETACHED ONE BEDROOM ANNEX*****

Situated on the outskirts of this ever popular village location and occupying a plot of almost a fifth of an acre, this absolutely beautiful two bedroom period home is believed to originally date back to around 1632 and now offers the huge benefit of a completely separate and detached one bedroom self contained annex which has been comprehensively updated and modernised by the current owners and now offers an amazing opportunity for independent living for a family member or to run a business from home if needed. The main cottage benefits from two well proportioned reception rooms, both with wood burning stoves, a large open plan kitchen/ breakfast room with integrated appliances, a ground floor shower room and an en suite shower room to bedroom one.

The annex provides a gorgeous re-fitted kitchen/ breakfast room with Corian work surfaces and integrated 'Neff' appliances, whilst the dual aspect living room benefits from an LPG wood burner effect stove, underfloor heating and French doors that open out to the landscaped gardens. In addition, there is an en suite bathroom to the double bedroom.

The properties sits within landscaped and well tended gardens which provide generous lawn areas with a variety of stocked borders and established shrubs, two lovely seating/ entertaining areas, one of which is set towards the end of the garden and provides stunning views over the fields beyond.

Twin vehicular gates lead to an extensive shingle driveway providing ample parking for 5 cars comfortably and leads to the cottage and annex respectively.

Viewing is absolutely essential to appreciate, the location, position and charm of this wonderful property.

Entrance Via

Entrance Lobby
6'0 x 5'3 (1.83m x 1.60m)





Shower Room
5'11 x 5'3 (1.80m x 1.60m)

Kitchen/ Breakfast Room
13'3 x 11'6 (4.04m x 3.51m)

Dining/ Family Room
11'4 x 10'10 (3.45m x 3.30m)

Living Room
14'3 x 13'6 (4.34m x 4.11m)

First Floor Landing
11'0 x 6'8 (3.35m x 2.03m)

Bedroom One
14'7 x 13'9 (4.45m x 4.19m)

En Suite Shower Room
5'8 x 3'1 (1.73m x 0.94m)

Bedroom Two
10'8 x 7'1 (3.25m x 2.16m)

Gardens

Annex Accommodation

Entrance Via

Kitchen/ Breakfast Room
19'0 x 7'8 (5.79m x 2.34m)

Living Room
15'8 x 10'7 (4.78m x 3.23m)

En Suite Bathroom
8'1 max x 6'7 (2.46m max x 2.01m)

Bedroom
11'8 x 8'1 (3.56m x 2.46m)

Parking



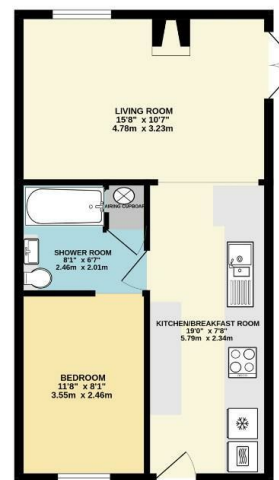
GROUND FLOOR
590 sq.ft. (51.1 sq.m.) approx.



1ST FLOOR
361 sq.ft. (33.6 sq.m.) approx.

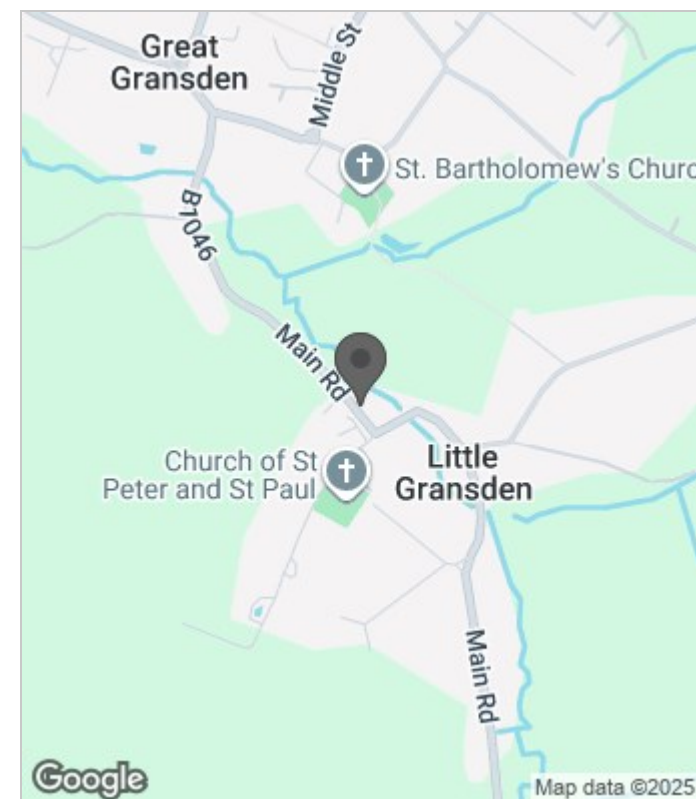


2ND FLOOR
455 sq.ft. (42.3 sq.m.) approx.



TOTAL FLOOR AREA : 1366 sq.ft. (126.9 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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