



Abbots Morton |

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- Charming detached Grade II Listed cottage in Abbots Morton
- 2,357 sqft including detached three bedroom annexe
- Unusually high ceilings with exposed wooden beams
- Striking inglenook fireplace in the living room
- Two separate reception rooms for versatile living spaces
- Kitchen breakfast room with ample storage and space for dining
- Convenient utility room adjacent to the kitchen
- Three bedrooms on the first floor, with two communicating
- Luxurious bathroom with walk-in shower and claw foot bath
- Self-contained three-bedroom annexe with sitting room and potential home office
- Detached double garage/workshop for car and bike enthusiasts
- Picturesque garden with lawn and flower beds
- Access via a shared gravel driveway with one other property
- Privacy and tranquility ensured by a five-bar gate enclosure
- NO CHAIN - ready to move in and enjoy the charm of Nook Cottage.

Welcome to Nook Cottage, a charming detached Grade II Listed cottage located in the quintessential village of Abbots Morton. This exceptional property offers a unique blend of character, versatile living space, and a tranquil setting that is sure to captivate you.





For Town and Country Homes

Upon entering Nook Cottage, you'll be greeted by unusually high ceilings adorned with exposed wooden beams, creating an ambiance of rustic charm. The focal point of the living room is the striking inglenook fireplace, perfect for cozy evenings spent by the fire. With two separate reception rooms, you'll have the flexibility to create various living spaces to suit your needs.

The kitchen breakfast room is a true delight, fitted throughout with a range of wall and base units providing ample storage. There is plenty of space for a table and six chairs, making it the ideal spot for enjoying meals with family and friends. Adjacent to the kitchen, you'll find a convenient utility room, offering additional functionality to your daily activities.

As you ascend one of the two separate staircases, you'll discover three bedrooms on the first floor. Two of the bedrooms communicate, allowing for easy access if desired, while still maintaining privacy. The bathroom is a sanctuary in itself, featuring a walk-in shower and a beautiful free-standing claw foot bath, providing a touch of luxury to your daily routine.

The detached three-bedroom annexe accommodation is self-contained, offering a sitting room, a ground floor bedroom, and a shower room. A staircase leads to an additional bedroom and a home office, providing a versatile space that can be used to suit your needs. PLEASE NOTE - The upstairs bedrooms in the annex are sloped with restrictive head room. .





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For car and bike enthusiasts, the detached double garage/workshop is the perfect addition to this wonderful property. It provides ample space for parking and storage, allowing you to indulge in your hobbies and passions.

Step outside into the beautiful garden, mainly laid to lawn with spring and summer flower beds. Evergreen plants provide color and vibrancy throughout the year, creating a picturesque backdrop for outdoor relaxation and enjoyment.

Nook Cottage is tucked away off the lane, accessed via a shared gravel driveway with one other property. The five-bar gate enclosure ensures privacy and tranquility, making this location truly special.

Don't miss the opportunity to make Nook Cottage your own. With no chain, you can move in and start enjoying the charm and tranquility of this exceptional property right away.

Oil Central Heating - Mains Electricity - Mains Water - Mains Drainage - Broadband - Council Tax Band F - Annexe is Exempt

Administrative Deposit:

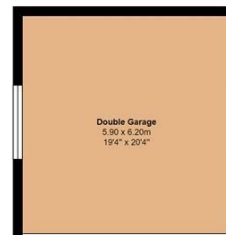
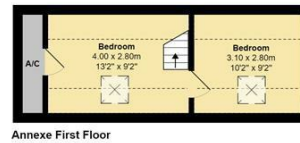
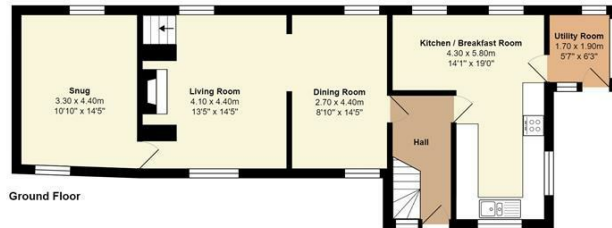
Fox Town and Country Homes requires a £1,000.00 deposit payable by the purchaser prior to issuing the Memorandum of Sale. This will be reimbursed at the point of completion. If you decide to withdraw from the purchase this deposit may not be reimbursed and the deposit collected either in part or in full and retained by Fox Town and Country Homes to cover administration and re-marketing costs of the property. **THIS IS REFUNDABLE UPON COMPLETION**





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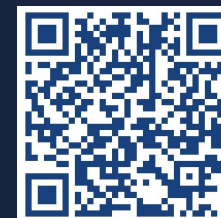
Nook Cottage, Abbots Morton Road, Abbots Morton, WR7 4NA



Total Approx Area: 219.0 m² ... 2357 ft²
 All measurements of doors, windows, rooms are approximate and for display purposes only.
 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 the operability or efficiency can be given.

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