



Station Road, Salford Priors, WR11 8UX

Offers in excess of £270,000


KING
HOMES

Character Cottage* *Two Bedrooms* Salford Priors Nestled in Salford Priors, this Grade II listed 17th-century thatched cottage blends period charm with modern comforts. The inviting lounge/dining room features exposed beams, dual-aspect windows, and an inglenook fireplace with a log burner. A well-appointed kitchen overlooks the generous rear garden, while the refitted bathroom includes underfloor heating. Upstairs, there are two double bedrooms, with the principal featuring fitted wardrobes, plus a boarded loft with drop-down ladders.



Nestled in the picturesque village of Salford Priors, this beautiful Grade II listed 17th-century thatched cottage is brimming with period charm and a wealth of original character features. Immaculately presented throughout, this enchanting home seamlessly blends traditional elegance with modern comforts.

The inviting lounge/dining room, located at the front of the property, boasts dual-aspect windows, exposed beams, and a stunning inglenook fireplace with a log burner, creating a warm and spacious living area. With stairs leading to the first floor and a door leads through to the hallway. The well-appointed kitchen is fitted with ample wall and base units, offering a pleasant outlook over the generous rear garden. The recently refitted bathroom is finished to a high standard, featuring a bath with shower over, stylish tiling, a chrome towel radiator, and underfloor heating for added luxury.

Upstairs, the landing leads to two comfortable double bedrooms, with the principal bedroom enjoying a front aspect and fitted wardrobes. The loft is fully boarded with drop-down ladders, providing additional storage space.

Outside, the property benefits from a large, beautifully maintained rear garden, laid mainly to lawn with mature trees, stocked borders, and private patio/entertaining areas. High hedges provide a good level of privacy, while at the end of the garden, a brick-built store, shed, and summer house offer fantastic additional space. The private driveway accommodates up to three vehicles.

This charming cottage is truly ready to move into, further benefiting from gas central heating and double-glazed windows. Viewing is essential to fully appreciate all this stunning home has to offer.

Hall	6'7" x 8'4" (2.03m x 2.55m)
Lounge / Dining Room	15'11" x 14'7" (4.86m x 4.47m)
Kitchen	6'0" x 10'7" (1.83m x 3.25m)
Bathroom	6'7" x 5'11" (2.03m x 1.82m)
Bedroom One	9'1" x 13'1" (2.78m x 3.99m)
Bedroom Two	6'6" x 8'5" (2.00m x 2.58m)
Outbuilding	

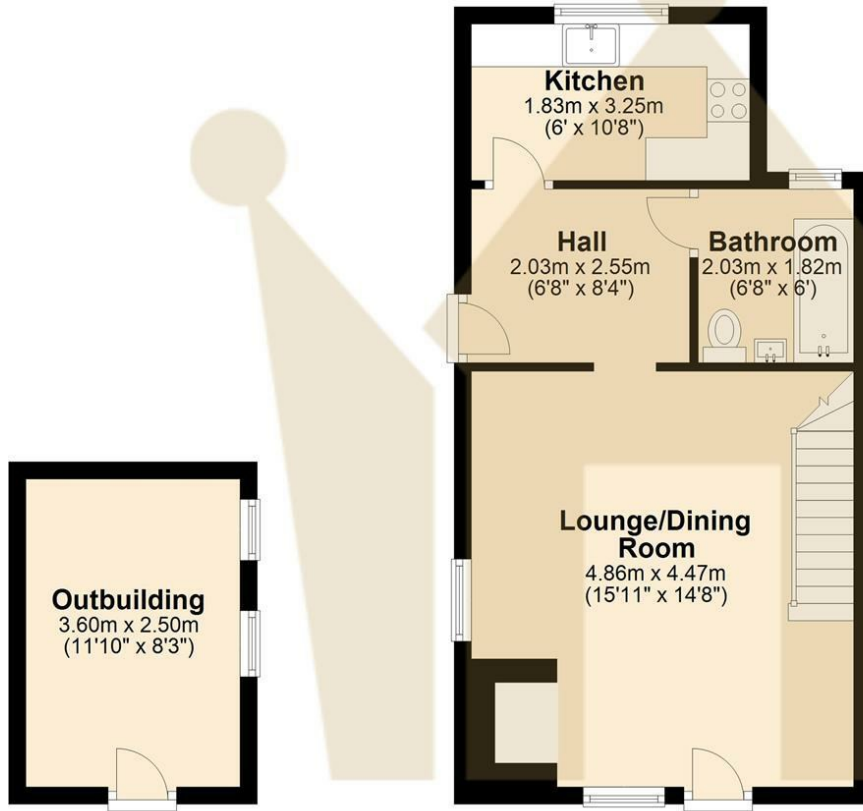
11'9" x 8'2" (3.60m x 2.50m)





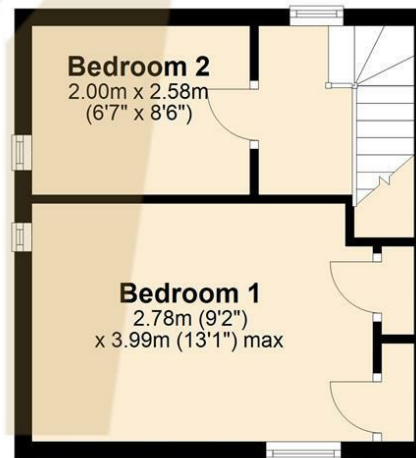
Ground Floor

Approx. 46.5 sq. metres (500.6 sq. feet)



First Floor

Approx. 21.9 sq. metres (235.7 sq. feet)



Total area: approx. 68.4 sq. metres (736.4 sq. feet)



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO ₂ emissions			
England & Wales		EU Directive 2002/91/EC	