



9 Hollow Road

| DE73 8AU | Guide Price £350,000

ROYSTON
& LUND

- Guide Price £350,000- £370,000 - No Upward Chain
- Annex with a Ground Floor Bedroom and En Suite Shower Room
- Country Styled Kitchen
- Timber Summerhouse
- EPC F
- Period Three Bedroom Character Cottage
- Two Reception Rooms with Beamed Ceilings
- Countryside Views
- Freehold
- Council Tax C





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Royston and Lund are absolutely thrilled to bring to the market this delightful period cottage in the idyllic village of Breedon-On-The-Hill, Derbyshire. Offering versatile accommodation, this property is full of charm. The village boasts a Priory, 2 Public Houses and a Convenience store.

On entering the property, you are greeted by a cosy reception room with a beamed ceiling and a decorative fireplace. Moving through to the sitting room, the period features continue with beamed ceiling, character brickwork and has windows overlooking the green at the front. This room benefits from a log burner set inside a brick enclosed fireplace. The stairs lead from this space to the first floor. Leading off the sitting room is the kitchen with solid wood units, tiled work surfaces and a sink overlooking the lower courtyard

Upstairs benefits from two double bedrooms, one with fully fitted wardrobes and a three-piece family bathroom. On the opposite side of the dwelling, through a separate entrance, is a self-contained annex with a vaulted ceiling and exposed beams. This is currently being used as a double bedroom and has an en suite shower room, WC and hand basin. This space would be ideal for a dependant relative or teenager or an office. There is also the potential for a holiday rental space (with the relevant consents).

To the rear is a low maintenance tiered garden with seating areas, offering an elevated outlook over the rooftop to the distant fields.

To book your own personal tour please contact the office.





EPC

Energy Efficiency Rating

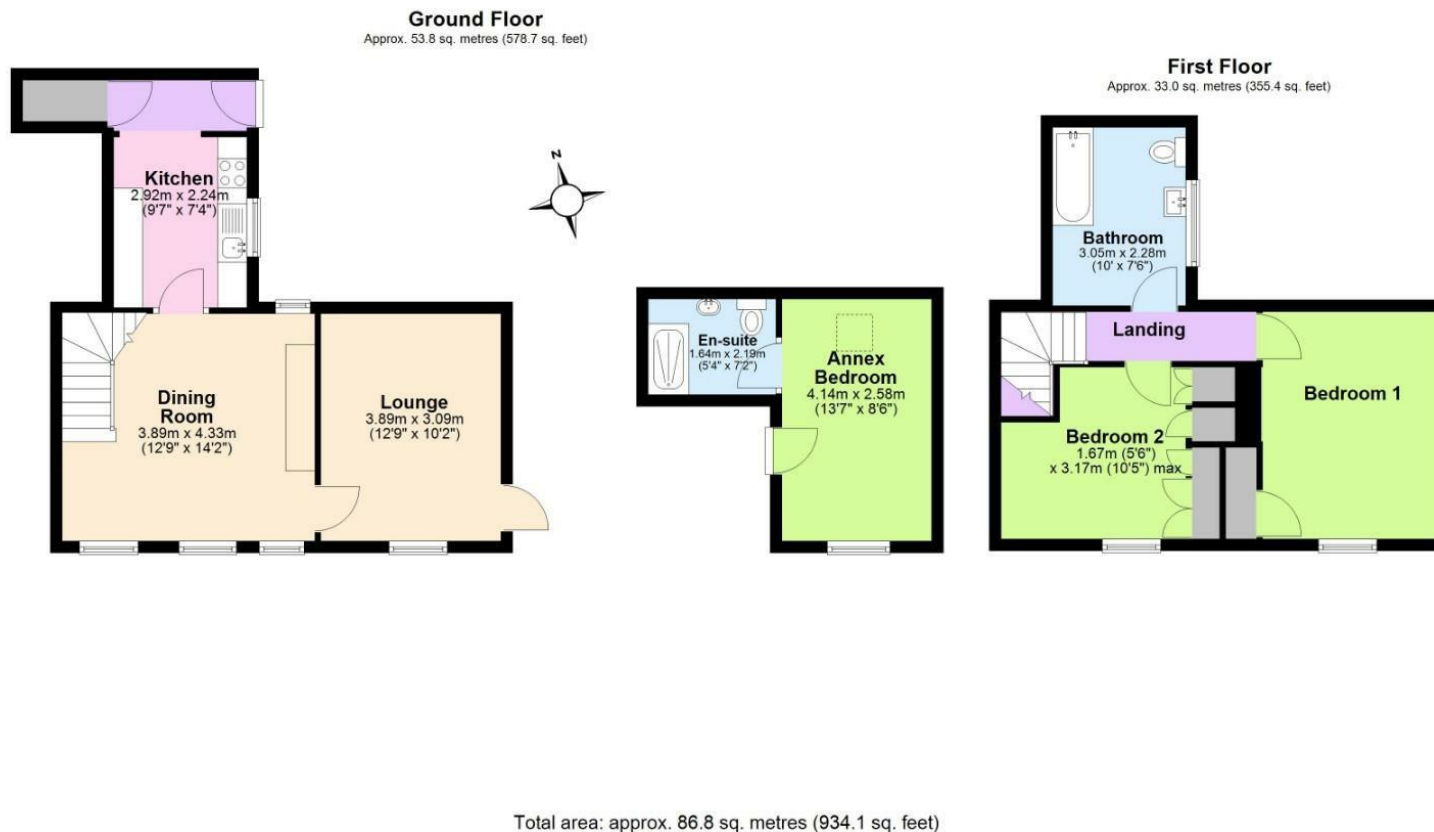
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		

England & Wales EU Directive 2002/91/EC

Environmental Impact (CO₂) 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



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