

**ROBERT
HALE
HOMES FOR
SALE**

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WISBECH

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7 DAYS

WISBECH 465222

MARCH 652785

NAEA NETWORK

OVER 1000 OFFICES



**WILLOW COTTAGE
TYDD LOW ROAD
LONG SUTTON, PE12 9AR**

THE PROPERTY: A UNIQUE OPPORTUNITY TO PURCHASE AN ABSOLUTELY CHARMING 19th CENTURY TWO BEDROOMED DETACHED COTATGE, IN A QUIET RURAL LOCATION OVERLOOKING FIELDS TO FRONT & REAR * FITTED KITCHEN WITH BUILT IN OVEN & HOB * GROUND FLOOR BATH/SHOWER ROOM * OIL FIRED CENTRAL HEATING * DOUBLE GLAZING * A LOVELY 'WILDLIFE' GARDEN TO REAR WHICH ENJOYS STUNNING VIEWS OF OPEN COUNTRYSIDE* 2 GARAGES PLUS MULTI VEHICLE OFF ROAD PARKING * TIMBER WORKSHOP/STUDIO * VIEWING IS A MUST!

THE PRICE:

£279,995

FREEHOLD EPC BAND

REF. 8864

SELLING? FREE, FREE, VALUATIONS!

For your own peace of mind, always have an independent survey,
and always test all systems and appliances!
Items displayed in photographs may not necessarily be included.



REF: 8864 WILLOW COTTAGE, TYDD LOW ROAD, LONG SUTTON

COUNCIL TAX: BAND B SOUTH HOLLAND BOROUGH COUNCIL

HOW TO GET THERE: From the Wisbech town centre roundabout take the exit signed Long Sutton/Sleaford over Freedom Bridge. Follow the road for about 5.9 miles then turn left at a crossroads, signed Tydd St Mary. Follow the road through the village and IMMEDIATELY after leaving the village turn right into Cross Drove. Follow the road to a bridge and crossroads and proceed straight across. The property will be seen on the left hand side in due course.

THE ACCOMMODATION: (Dimensions given are approximate only)

ENTRANCE LOBBY: With light;

ENTRANCE HALL: With stairway off, built in undertairs cupboard, exposed beams, laminate floor;

LOUNGE: 13'2"(max) x 11'5"(max) with bay window, feature brick fireplace enclosing a long burning stove, laminate floor, exposed beams;

KITCHEN/DINER/UTILITY: 15'10"(max) x 13'11"(max) 'L' shaped with tiled floor, preparation surfaces with drawers & cupboards under, inset ceramic single drainer sink unit with mixer tap & cupboards under, space/plumbing for washing machine & dishwasher, glazed wall units, built in electric hob, built in Beko electric oven, built in extractor hood, range of wall units, space for fridge freezer, exposed ceiling beams, feature archway, C/H programmer;

REAR LOBBY: With tiled floor, feature archway, exposed beams;

GROUND FLOOR BATHROOM/W.C./SHOWER ROOM:

With tile floor, pedestal wash basin with tiled splash back & mirror cabinet over, shower/bath with screen & twin head thermostatic shower, low level w.c., heated towel rail, part tiled walls, extractor fan;

FIRST FLOOR:

SMALL LANDING: With access to loft;

BEDROOM NO 1: 13'(max) x 11'6"(max) with \duel aspect windows, exposed beams;

BEDROOM NO 2: 9'3"(max) x 6'4"(max) with original wood floor, built in wardrobe/cupboard, exposed beams;

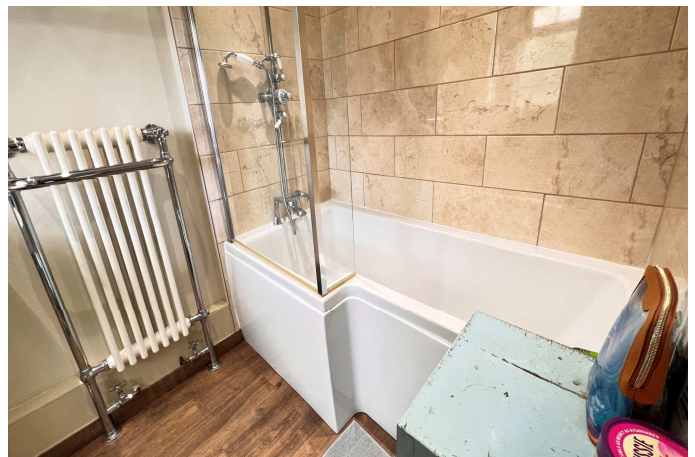
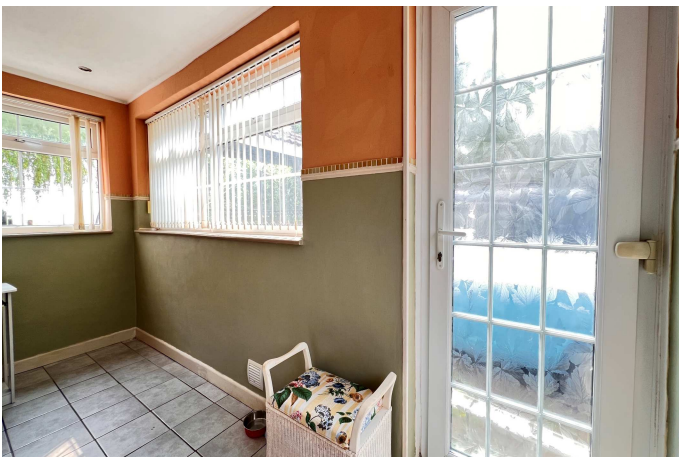
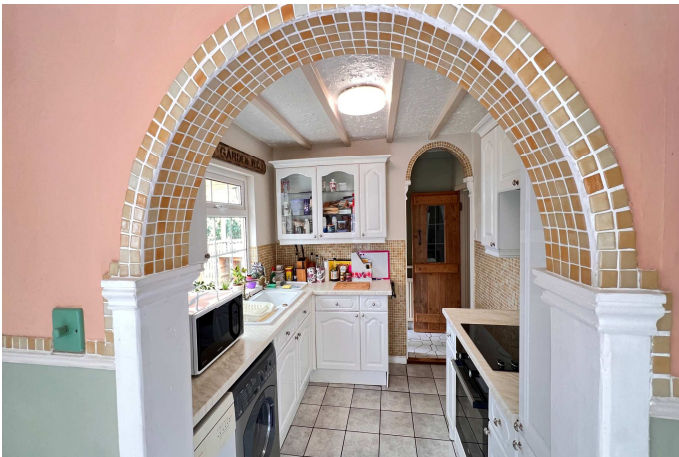
OUTSIDE: **OUTSIDE LIGHTS: CHICKEN RUN: COLD WATER TAP: EXTERNAL GRANT OIL FIRED C/H BOILER: 2 GREENHOUSES: TIMBER STORE SHEDS: BRICK STORE SHED: OIL STORAGE TANK:**

GARAGE 1: 9'8"(max) x 15'7"(max) with up & over door, power & lighting;

GARAGE 2: 16'11"(max) x 8'11"(max) with up & over door, power & lighting;

GARDENS: To front a block paved 'in & out' driveway/multi vehicle off road parking area with willow tree and shrubs,. Double wrought iron gates open onto an additional block paved off road parking area. Wrought iron gate leads to the generous enclosed 'wildlife' rear garden which enjoys stunning views of the open countryside and is part laid to lawn with numerous fruit trees, shrubs, trees, conifers & paved pathways to the large ornamental fish pond. A large decked patio area with covered arbour over;

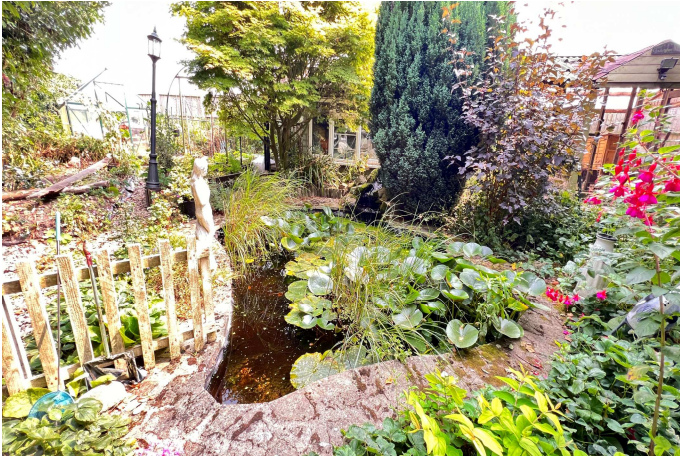
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