

# DRAKES

ESTATE AGENTS



## Batemans Cottage, Batemans Lane, Hollywood, B47 5DE

£585,000

- A Delightful Detached Barn Conversion
- Lounge
- Dining Room/Bedroom
- Master Bedroom
- Mezzanine Bedroom
- Bathroom
- Detached Garage
- Private Driveway
- Envious Gardens/Grounds
- No Upward Chain



SCAN TO VIEW  
VIRTUAL TOUR





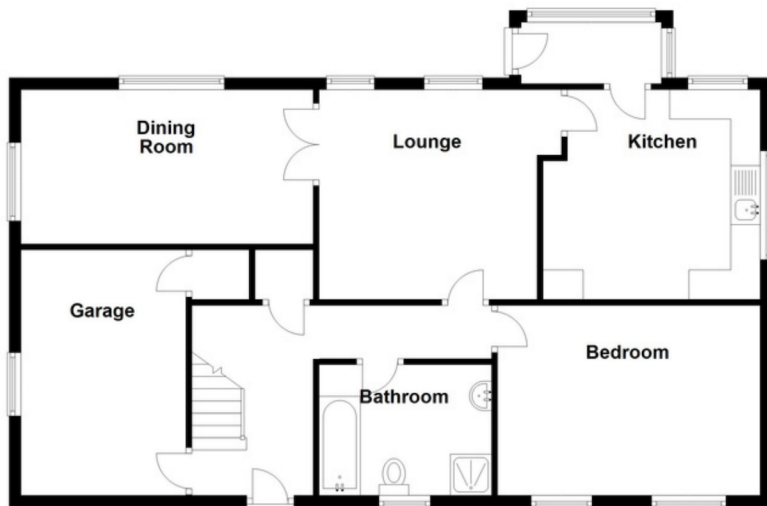
- Kitchen to rear - 3.53m x 2.84m (11'7" x 9'4")
- Lounge to rear - 4.85m x 3.51m (15'11" x 11'6")
- Dining Room/Bedroom to rear - 4.78m x 2.84m (15'8" x 9'4")
- Bedroom One to front - 4.42m x 3.07m (14'6" x 10'1")
- Bathroom to front - 2.9m x 1.83m (9'6" x 6'0")
- Mezzanine Bedroom - 4.8m x 4.39m (15'9" x 14'5") inc stairwell
- Integral Garage - 4.88m x 2.79m (16'0" x 9'2")
- Detached Garage - 3.66m x 3.18m (12'0" x 10'5")

A delightful detached barn conversion in an idyllic setting requiring some refurbishment but having the potential to be a fabulous home. Believed to date back to the 1800's the property has some beautiful character features with accommodation comprising in brief of entrance porch, kitchen, lounge, dining room/bedroom, master bedroom, bathroom, mezzanine bedroom, detached garage, private driveway and enviable gardens/grounds.

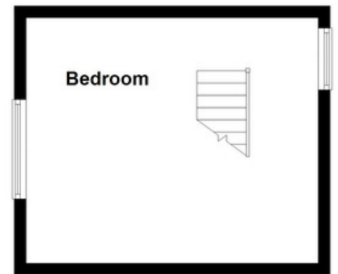
Energy Efficiency Rating	
Current	Potential
Very energy efficient - lower running costs	
A (92 plus)	71
B (81-91)	
C (69-80)	
D (55-68)	
E (39-54)	
F (21-38)	
G (1-20)	
Not energy efficient - higher running costs	
England & Wales	
EU Directive 2002/91/EC	

COUNCIL TAX BAND: D  
 EPC Rating: E  
 Tenure: Freehold

### Ground Floor



### First Floor



The vendor advises that the property is Freehold. Drakes Estate Agents will not be held responsible should this information be incorrect and we request that your conveyancing solicitor verifies this throughout the conveyancing procedure.

The information provided by Drakes Estate Agents do not constitute part or all of an offer or contract, the measurements are supplied for guidance only and as such must be considered incorrect, we have not tested any appliances, fittings, services or equipment or and we ask all potential buyers to check the working of any appliances and the measurements before committing to any expenses. For Money Laundering purposes we will request any potential buyer at offer stage to provide proof of identity before negotiation takes place.