



Packhorse Cottage, Packhorse Lane, Hollywood, B47 5DH

£625,000



SCAN TO VIEW
VIRTUAL TOUR

- A Charming Spacious Cottage
- Three/Four Bedrooms
- Lounge
- Dining Room & Study
- Beautiful Dining Kitchen

- Ground Floor Bedroom with Mezzanine
- Utility Room & Guest WC
- Modern Ensuite Shower Room
- Family Bathroom
- Fabulous Gardens & Generous Parking

DRAKES

ESTATE AGENTS



Lounge - 7.72m x 3.86m (25'4" x 12'8")

Dining Room - 3.78m x 3.51m (12'5" x 11'6")

Conservatory - 3.63m x 3.56m (11'11" x 11'8")

Study - 2.51m x 3.94m (8'3" x 12'11")

Bedroom Four to Ground Floor - 3.53m x 3.35m (11'7" x 11'0")

Kitchen - 4.65m max 2.56m min x 7.29m max 2.54m min (15'3" max 8'5"min x 23'11" max 8'4"min)

Utility Room - 3.91m x 1.75m (12'10" x 5'9")

Bedroom One - 5.92m x 3.89m (19'5" x 12'9")

Ensuite - 3.61m x 1.65m (11'10" x 5'4")

Bedroom Two - 4.27m x 2.74m (14'0" x 9'0")

Bedroom Three - 4.19m x 2.97m (13'9" x 9'9")

Bathroom - 2.82m x 2.62m (9'3" x 8'7")

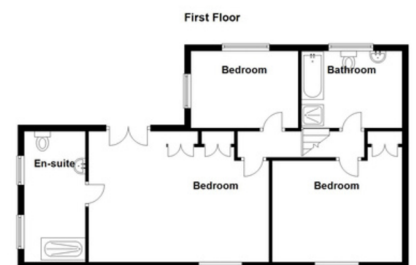
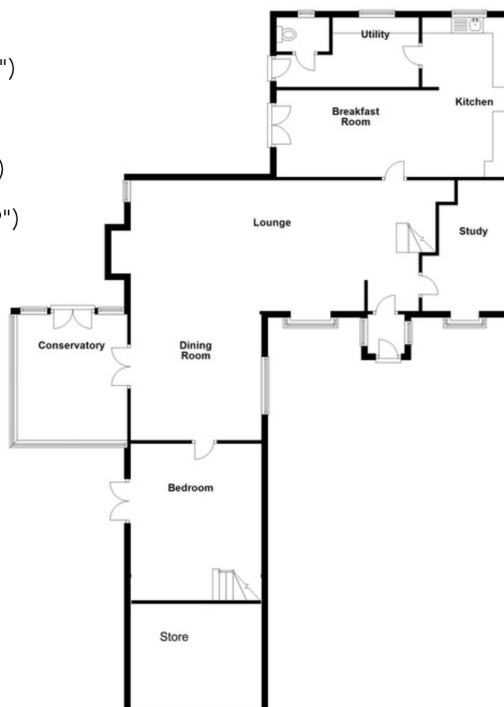
Situated on a country lane and enjoying rural views this charming cottage offers spacious and versatile accommodation comprising in brief of entrance porch, reception hall, lounge, dining room, study, conservatory, ground floor bedroom with mezzanine, beautiful dining kitchen, utility room, guest WC, three further first floor bedrooms, modern ensuite shower room, family bathroom, fabulous gardens and generous off-road parking.

Energy Efficiency Rating		
Very energy efficient - lower running costs	Current	Potential
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D	65	82
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		
EU Directive 2002/91/EC		

COUNCIL TAX BAND: D

EPC Rating: D

Tenure: Freehold



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. Some properties may have been staged for marketing purposes using AI (artificial intelligence). For Money Laundering purposes we will request any potential buyer at offer stage to provide proof of identity before negotiation takes place. Drakes Estate Agents do receive a small referral fee from some Conveyancing Solicitors & Mortgage Brokers which is on a case-by-case basis, and is subject to a minimum referral fee of £50.