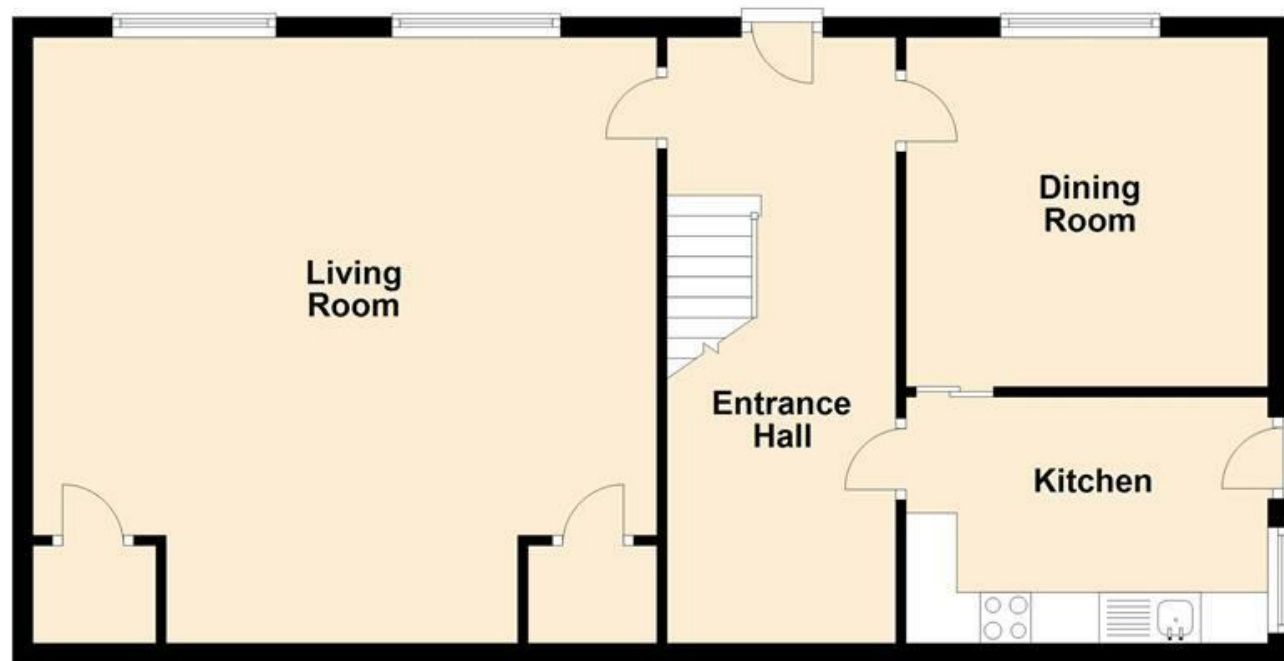
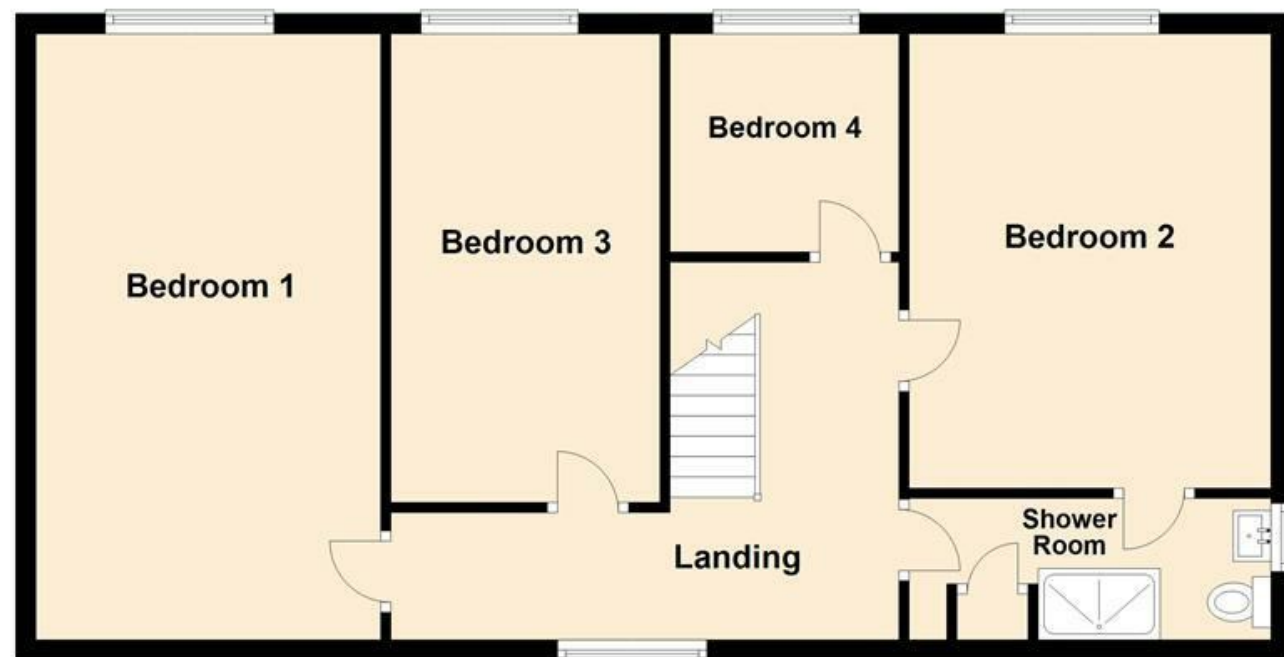


Ground Floor



First Floor



A substantial stone built GRADE II listed property in need of full modernisation and situated within the heart of the Village and for sale with NO ONWARD CHAIN. Comprising; hallway, spacious living room, dining room, kitchen, FOUR BEDROOMS, shower room and a cellar. Externally there is space for parking to the front.

MISREPRESENTATION ACT 1967.

Messrs Wright Marshall for themselves and for the vendors or Lessors of this property, whose agents they are, give notice that:

1. The particulars are set out as general outline only for the guidance of intending purchasers, and do not constitute, nor constitute part of, an offer or contract.
2. All descriptions and references to condition and necessary permissions for use and occupation, and other details are given in good faith and are believed to be correct but any intending purchasers or tenants should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them.
3. No person in the employment of Messrs. Wright Marshall has any authority to make any representation whatever in relation to this property.

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ENTRANCE HALLWAY

19'7 x 7'4 (5.97m x 2.24m)

Entrance door, stairs to first floor, under stairs cupboard, radiator, ceiling coving.

SPACIOUS LIVING ROOM

20'1 x 19'6 (6.12m x 5.94m)

Two sash windows with window shutters, two built in storage cupboards with shelving, two radiators, picture rail, ceiling coving, fireplace with granite effect surround, cast iron open fire and tiled inserts.



DINING ROOM

11'8 x 11'3 (3.56m x 3.43m)

Sash window with window shutters, radiator, tiled fire surround with open fire, ceiling coving, picture rail.



KITCHEN

11'10 x 7'4 (3.61m x 2.24m)

Fitted with wall and base mounted units with work surfaces over and tiled splash backs, single drainer sink unit with

mixer tap, fitted oven with four ring electric hob and extractor above, fitted fridge, fitted dishwasher, radiator, glazed window and door to outside.



FIRST FLOOR LANDING

Ceiling coving, sash window with window shutters.



BEDROOM ONE

19'8 x 10'6 (5.99m x 3.20m)

Sash window with window shutters, fireplace with marble effect fire surround, ceiling coving, picture rail, radiator.



BEDROOM TWO

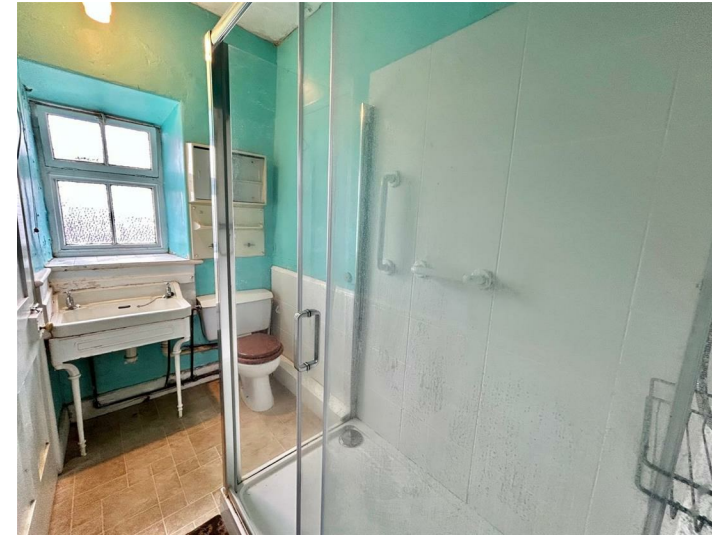
14'8 x 11'7 (4.47m x 3.53m)

Sash window with window shutters, radiator, picture rail, ceiling coving, door to;



SHOWER ROOM

Door from bedroom two and from the landing, low level WC, wash hand basin, shower cubicle with shower fittings over, airing cupboard with hot water cylinder, frosted window.



BEDROOM THREE

15'1 x 8'8 (4.60m x 2.64m)

Sash window with window shutters, ceiling coving, picture rail, radiator.



BEDROOM FOUR

7'3 x 7'0 (2.21m x 2.13m)

Sash window with window shutters, ceiling coving, picture rail, radiator.



EXTERNALLY

The property offers a stone step leading to the front of the house together with space for parking.

PLEASE NOTE

The property currently has no form of heating as the oil fired central heating is now redundant - the new buyer would need to arrange for the installation of an electric central heating boiler upon completion of the purchase.