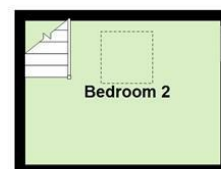
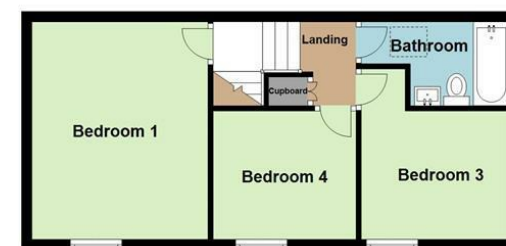




Ground Floor



First Floor



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.

NO ONWARD CHAIN "South View" is a four-bedroom cottage dating back to 1760, originally a school house. Comprising two separate buildings, it was joined over time and converted from a post office and village shop in the early 2000s. Since then, it has been renovated to a high standard. The ground floor features a living room with a multi-fuel stove, a kitchen/dining room, utility room, shower room, an entrance porch, and hallway. Upstairs, there are four bedrooms and a family bathroom. Externally, there is a courtyard with mature plants and two off-road parking spaces nearby, along with an allotment offering stunning park views. Offering open countryside views, it is ideal as a family home or holiday let.

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NO ONWARD CHAIN "South View" is a four-bedroom cottage dating back to 1760, originally a school house. Offering open COUNTRYSIDE VIEWS, it is ideal as a family home or holiday let. Comprising two separate buildings, it was joined over time and converted from a post office and village shop in the early 2000s. Since then, it has been RENOVATED TO A HIGH STANDARD. The ground floor features a living room with a multi-fuel stove, a kitchen/dining room, utility room, shower room, an entrance porch, and hallway. Upstairs, there are 4 BEDROOMS and a family bathroom. Externally, there is a courtyard with mature plants and TWO OFF ROAD PARKING SPACES nearby, along with an allotment offering stunning park views.

**FRONT PORCH**

Solid wooden door with two UPVC double-glazed window and tiled flooring.

**HALLWAY**

Radiator, tiled flooring and stairs leading to the first floor.

**LIVING ROOM**

13'11" x 15'1" (4.24m x 4.60m)  
 Timber glazed door, UPVC double-glazed window, a multi-fuel stove with a stone hearth and surround, two radiators, exposed wooden beams and storage space under the stairs.



**KITCHEN**

18'10" x 11'6" (5.76m x 3.52m)  
 UPVC double-glazed windows, fitted base units and a breakfast bar with granite work surfaces, pop-up plugs, a Rayburn range, electric oven, electric four-ring induction hob, a modern angled extractor fan, an inset sink with a drainer, a chrome mixer tap, plumbing for a washing machine, integral fridge, tiled flooring, and exposed wooden beams.



**INNER HALLWAY**

UPVC double-glazed window at the side, and exposed stone feature wall.

**SHOWER ROOM**

8'10" x 2'11" (2.70 x 0.90)  
 UPVC double-glazed window, a lower-level WC, wash basin with a mixer tap over, corner shower unit, radiator, and a chrome ladder radiator.



**UTILITY ROOM**

6'1" x 13'1" (1.86 x 4)  
 Base units with a wood effect worktop, plumbing for a washing machine, space for a dryer, space for a standing fridge freezer, inset sink, radiator, an oil-fired boiler and stairs to Bedroom Two

**BEDROOM TWO**

9'1" x 13'0" (2.79 x 3.97)  
 UPVC double-glazed window, a Velux-style window, built-in wardrobes, a radiator, exposed wooden beams, and exposed stone.



**FIRST FLOOR LANDING**

Exposed wooden beams and a built-in storage cupboard.

**BEDROOM ONE**

14'4" x 11'11" (4.39 x 3.65)  
 UPVC double-glazed window, and a radiator.



**BEDROOM THREE**

8'7" x 9'3" (2.62 x 2.84)  
 UPVC double-glazed window, radiator, and exposed wooden beams.



**BEDROOM FOUR**

8'8" x 9'1" (2.65 x 2.78)  
 UPVC double-glazed window, a radiator, exposed wooden beams, and built-in wardrobes.



**BATHROOM**

5'5 x 9'4 (1.65m x 2.84m)  
 UPVC double-glazed window, a radiator, chrome ladder radiator, bath with an electric shower over, a lower-level WC, a pedestal wash hand basin, and exposed wooden beams.



**EXTERNALLY**

Stone-laid frontage, with mature plants and shrubs, and access to the boiler room.



**CAR PARKING / ALLOTMENT**

Two off-road parking spaces. Allotment with a greenhouse, flower beds, and seating area.



**NOTES**

The property is believed to be Freehold, subject to solicitor verification.  
 Council Tax Band: C  
 EPC Rating: E