



Barley Cottage, Town Street,  
Lound, DN22 8RT



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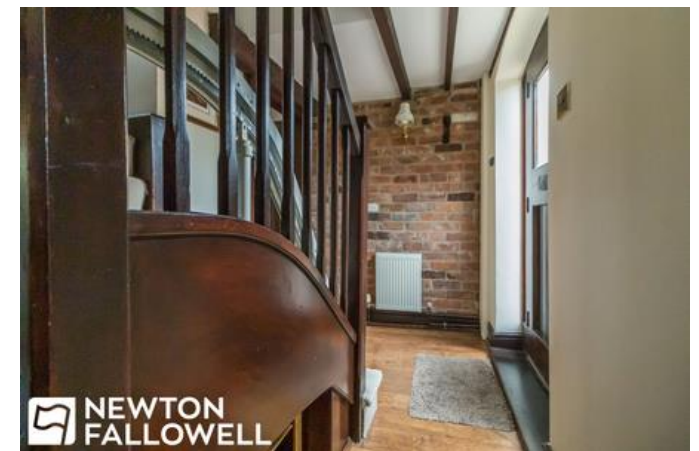


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# £290,000

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Barley Cottage is a unique, characterful property located in the rural village of Lound. Offered for sale with no upward chain, the property features an extensive garden to the rear with an additional plot available by separate negotiation. The accommodation consists of a sitting room, farmhouse-style kitchen, cloakroom, three bedrooms and a shower room.





### RECEPTION HALL 1.61m x 3.56m (5'4" x 11'8")

Obscure glazed front entrance door, part-galleried staircase leading to 1st floor, exposed beamwork to ceiling and exposed brick wall to right aspect, double panel radiator, timber effect flooring, double glazed window to front aspect, wall-mounted thermostat for the central heating.



### SITTING ROOM 3.52m x 5.76m (11'6" x 18'11")

Dual aspect room with double glazed window to front aspect and matching door leading to garden, two double panel radiators, timber effect flooring, feature brick fireplace with tiled hearth.

### KITCHEN 2.81m x 3.98m (9'2" x 13'1")

Fitted with a range of farmhouse-style solid wood units consisting of cupboards and drawers underneath solid wood work surfaces. Appliances include a 'Neff' electric oven, a four ring electric hob with extractor hood, 'Bloomberg' freezer and 'Bloomberg' fridge, as well as a dishwasher. The kitchen also has a Belfast sink, space and plumbing for a washing machine, tiled flooring, door to rear aspect leading out to garden with double-glazed side lights, exposed beamwork to ceiling.



### DOWNSTAIRS W.C. 0.94m x 1.75m (3'1" x 5'8")

Low level flush WC, wall-mounted wash hand basin, panel radiator, timber effect flooring, exposed beamwork to ceiling.

### 1ST FLOOR-LANDING

Double glazed window to rear aspect, airing cupboard housing hot water tank, exposed beamwork to ceiling and hatch accessing roof space.

### BEDROOM ONE 2.78m x 3.54m (9'1" x 11'7")

Double glazed window to front aspect, panel radiator.

### BEDROOM TWO 2.78m x 3.01m (9'1" x 9'11")

Double glazed picture window to rear aspect with matching roof light, panel radiator, timber effect flooring.

### BEDROOM THREE 1.85m x 3.82m (6'1" x 12'6")

Double glazed window to front aspect, panel radiator, timber effect flooring.



## SHOWER ROOM 1.94m x 2.10m (6'5" x 6'11")

Quadrant shower enclosure with mains fed shower within, pedestal wash hand basin, high-level flush WC, double glazed roof light to rear aspect, tiled floor with tiled walls to half height.

## GARDENS & GROUNDS

The property features a communal courtyard to the front, with access to the separate garage and the front entrance door. The garden to the rear is divided into different sections; a well-stocked paved garden area is situated immediately to the rear of the property, with a gate accessing a further lawned garden. The oil storage tank is situated between these garden areas.

## GARAGE

Single garage with up-and-over door to front aspect.

## TENURE

Freehold

## COUNCIL TAX

Band D



## SERVICES

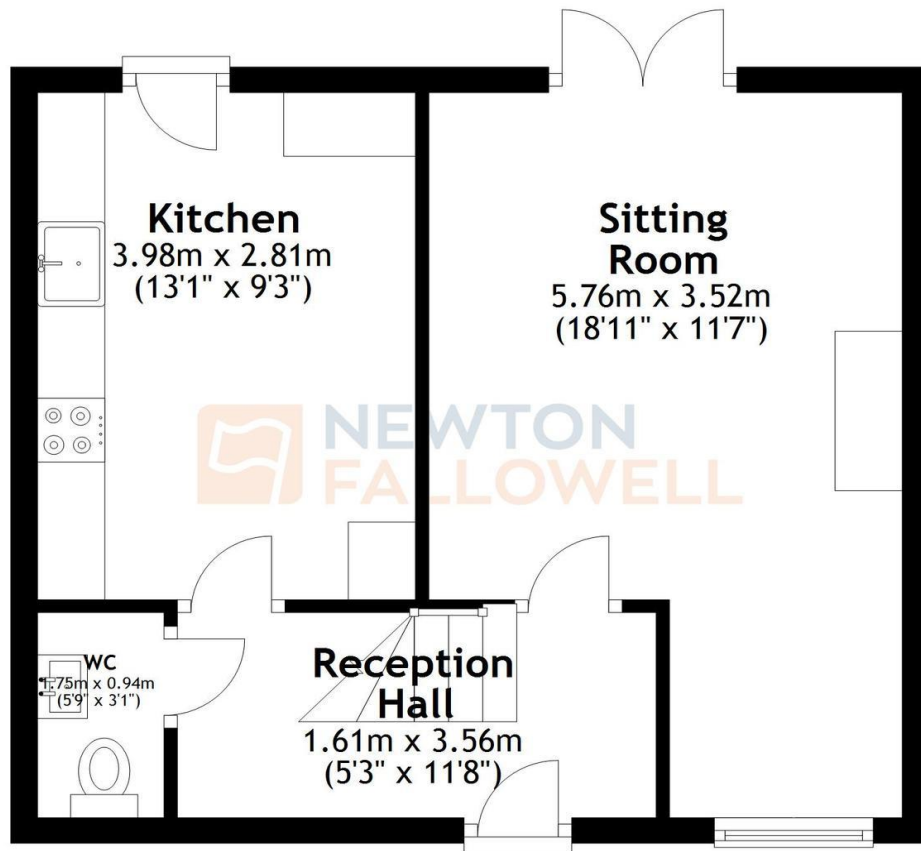
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## DISCLAIMER

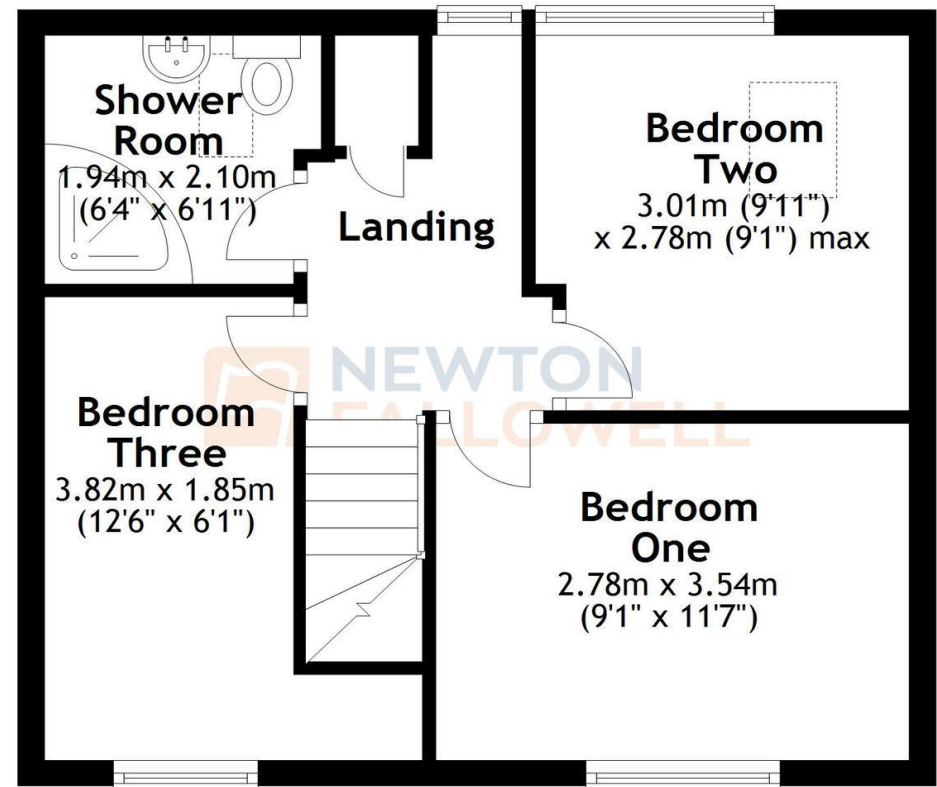
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## Ground Floor



## First Floor



Total area: approx. 74.3 sq. metres (799.9 sq. feet)

