



Westmoor Cottage, Low Street,
North Wheatley, DN22 9DS

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Offers in excess of £340,000



Westmoor Cottage is a fine example of a Grade II listed barn conversion, located in a popular rural village boasting an 'Outstanding'-rated primary school. Converted in 2007, the property features contemporary living accommodation including a welcoming reception hall with a vaulted ceiling and spiral staircase, a living kitchen, three double bedrooms (one featuring an en-suite), a mezzanine study area and a modern bathroom. There is underfloor heating throughout the ground floor, a paved patio garden to the rear, an external store, as well as off-road parking facilitated by a driveway and double garage.





RECEPTION HALL 2.96m x 4.21m (9'8" x 13'10")

Timber front entrance door, solid timber flooring with underfloor heating, spiral staircase leading to first floor, double glazed window to front aspect, storage cupboard housing 'Vaillant' gas-fired central heating boiler, electric consumer unit.



LIVING KITCHEN 3.47m x 8.35m (11'5" x 27'5")

The kitchen area is fitted with a range of shaker-style base and wall units consisting of cupboards and drawers underneath solid timber work surfaces with tiled splashback. Appliances include a 'Bosch' five-ring gas hob with extractor hood above, a 'New World' double oven, 'Bosch' integrated dishwasher and an integrated 'Bosch' fridge freezer as well as a 'Bosch' washing machine. There is also space and supply for a tumble dryer, single bowl sink and drainer. The living kitchen features exposed beam work, solid timber flooring with underfloor heating, and two sets of double glazed doors to the front leading out to the patio area.



BEDROOM TWO 3.19m x 4.21m (10'6" x 13'10")

Double glazed window to front aspect, sliding doored wardrobe unit, solid timber flooring with underfloor heating, range of downlights.

BEDROOM THREE 2.65m x 3.27m (8'8" x 10'8")

Solid timber flooring with underfloor heating, double glazed windows to front aspect, ceiling mounted downlights.

BATHROOM 2.24m x 3.14m (7'4" x 10'4")

Dual-entry bath with side fill mixer tap, low level dual flush WC with concealed cistern, wash hand basin with toiletry storage below, shower enclosure with mains fed deluge shower and handheld attachment, ladder-style towel radiator, tiled flooring and complementary tiled walls, double glazed rooflight to front aspect.

MEZZANINE LANDING 2.91m x 3.51m (9'6" x 11'6")

Double glazed roof light to rear aspect, double panel radiator.

INNER HALLWAY 0.82m x 4.95m (2'8" x 16'2")

Solid timber flooring with underfloor heating, ceiling mounted downlights.

EN-SUITE 1.54m x 2.26m (5'1" x 7'5")

Low level dual flush WC, wash hand basin, panel bath with side-fill tap, timber flooring.



BEDROOM ONE 2.92m x 3.18m (9'7" x 10'5")

Double glazed roof light, double panel radiator, BT point.

GARDENS & GROUNDS

The property can be accessed from the rear via the driveway, which leads to the double garage and to the main entrance door. An Indian sandstone pathway leads across the rear of the property to form a paved patio garden.

DOUBLE GARAGE 4.49m x 5.53m (14'8" x 18'1")

Power, light and water supplies.

STORE 1.66m x 3.04m (5'5" x 10'0")

Power and light.

TENURE

Freehold

COUNCIL TAX

Band C

SERVICES

We wish to advise prospective purchasers that we have not tested the services or any of the equipment or appliances in this property, accordingly we strongly advise prospective purchasers to commission



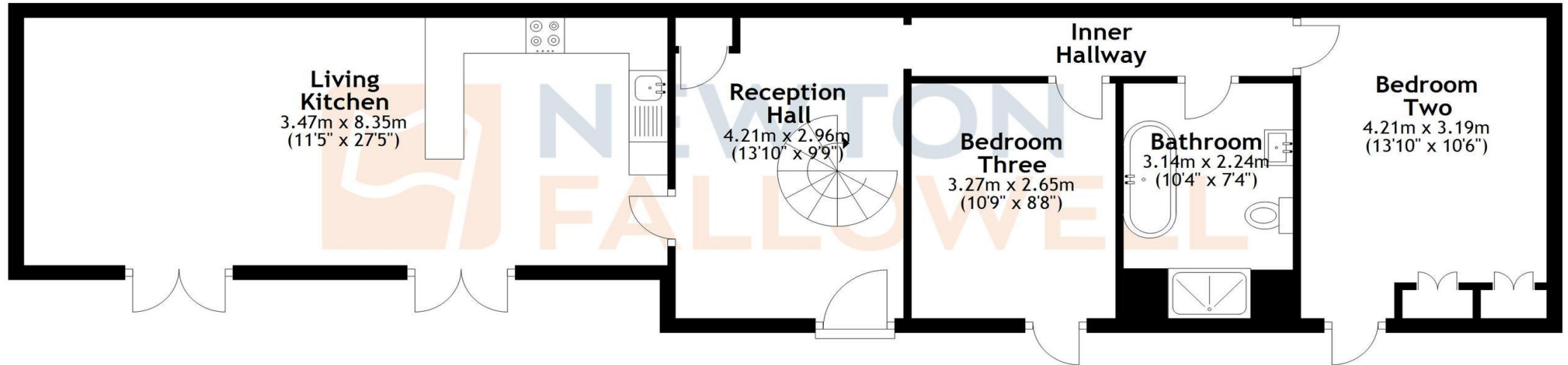
their own survey or service reports before finalising their offer to purchase.

DISCLAIMER

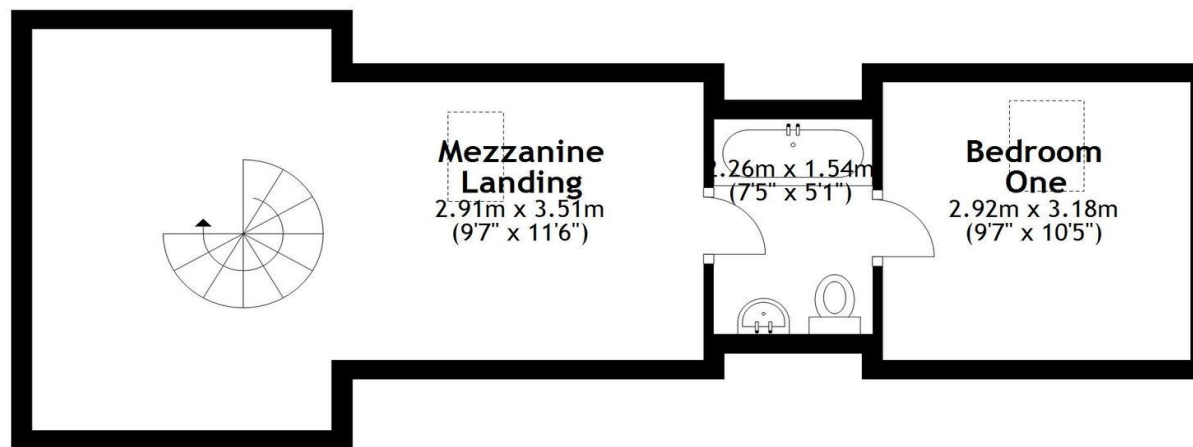
Every care has been taken with the preparation of these Particulars but complete accuracy cannot be guaranteed, If there is any point, which is of particular importance to you, please obtain professional confirmation. Alternatively, we will be pleased to check the information for you. These Particulars do not constitute a contract or part of a contract. The floor plan shown in these particulars is for illustrative purposes only and should not be interpreted as a scaled drawing.



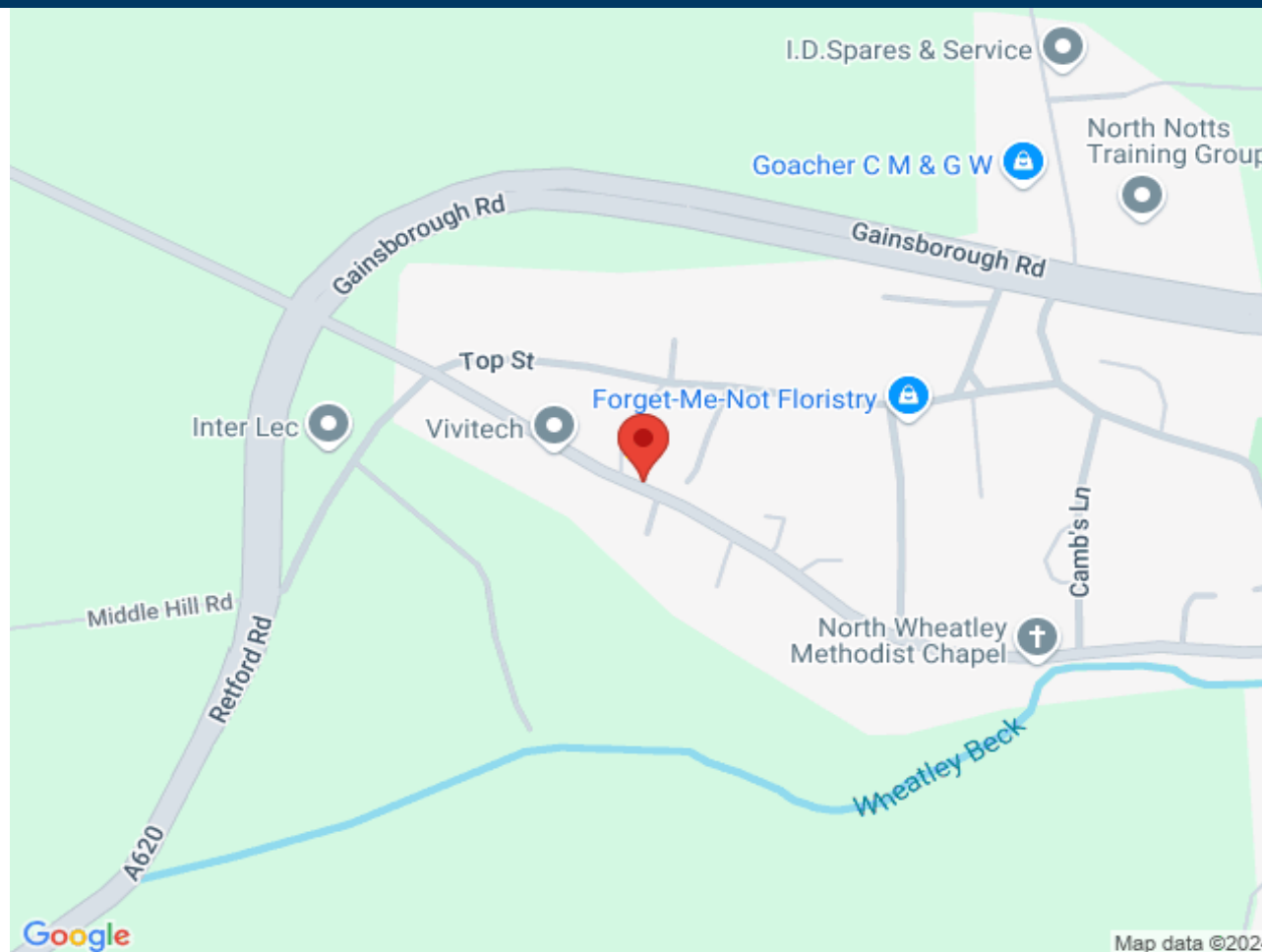
Ground Floor



First Floor



Total area: approx. 112.6 sq. metres (1212.1 sq. feet)



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		86
(69-80) C	76	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC
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