



Marle Cottage, Yondertown Square, Luton PL21 9SH



Guide Price £240,000 - £250,000

Accommodation

A part-frosted glazed front door leads to the Entrance Lobby which has a slate tiled floor and door to the Downstairs WC which is fitted with a wall mounted corner hand basin with splashback tiling, low level WC and continuation of the slate flooring. A multi-paned door leads through to the Sitting Room which has a window to the side, beams to the ceiling and a fabulous feature fireplace with granite chimney breast and surround incorporating a large granite lintel and circular cross-section inserts of what we believe may have been a lawn roller, over a wood burning stove sat on a polished granite hearth. An open aspect leads through to the Kitchen, which has a window to the front and is fitted with a range of wall and base units with work surfaces over and cupboards and drawers under incorporating a stainless steel sink unit with mixer tap, induction hob, Neff double oven with inset Sharp microwave above, three spaces for under-counter white goods and wall-mounted Vaillant boiler. Stairs with storage cupboard under and skylight above lead to the first floor landing which has a loft hatch and airing cupboard and doors to the bedrooms and bathroom.



Bedroom 1 is a good-sized double with two windows to the side enjoying far-reaching views across southern Dartmoor, and one wall fitted with built-in wardrobes with storage cupboards above. Bedroom 2 is either a large single or small double room with a window to the side. The Bathroom has a frosted window to the front and is fitted with a matching suite comprising a panelled bath with electric shower over and tiled surround, pedestal hand basin with splashback tiling and mirror-fronted cabinet over, and a low level WC.

Outside

The cottage is approached from Yondertown Square via a pathway leading to the front door and on around the back of the adjoining cottages, over which Marle Cottage has a Right of Way. There is a stone-and-block barn providing useful storage for gardening tools, bikes or equipment for other outdoor pursuits.

A pedestrian gate leads to another pathway and on to the garden. At present, the garden is in need of some attention, offering a great opportunity to create a wonderful landscape from which to enjoy the truly special vista over fields and moors. There is a small pond with adjoining gravelled seating area and some extant planting such as an Acer tree, buddleia and a Japanese paper plant.

Services

Mains electricity, water and drainage. Heating and hot water provided by LPG-fired Vaillant combi boiler (approx. five years old) located in the kitchen.

Tenure

Freehold.

Local Authority and Council Tax

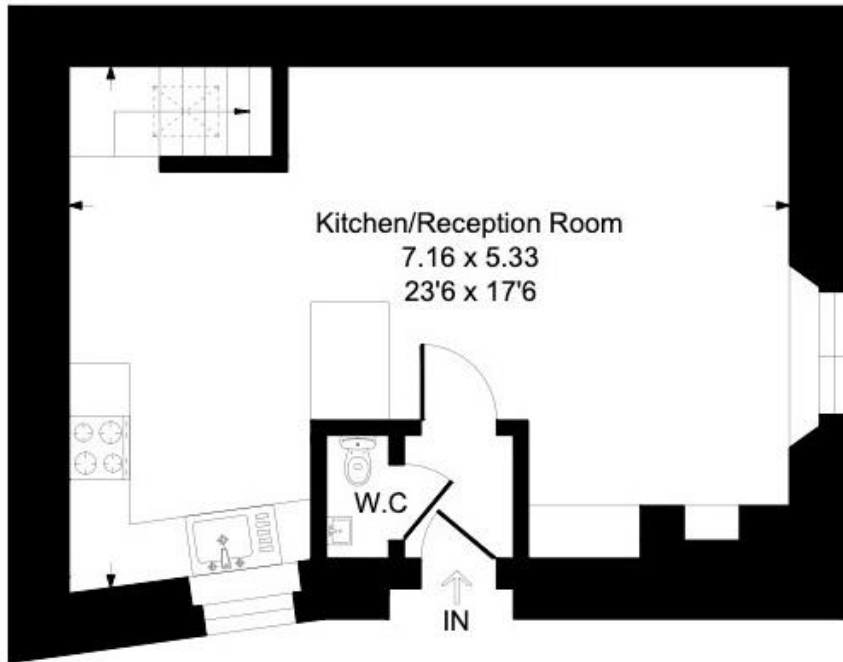
South Hams District Council. Council Tax Band C.

Directions

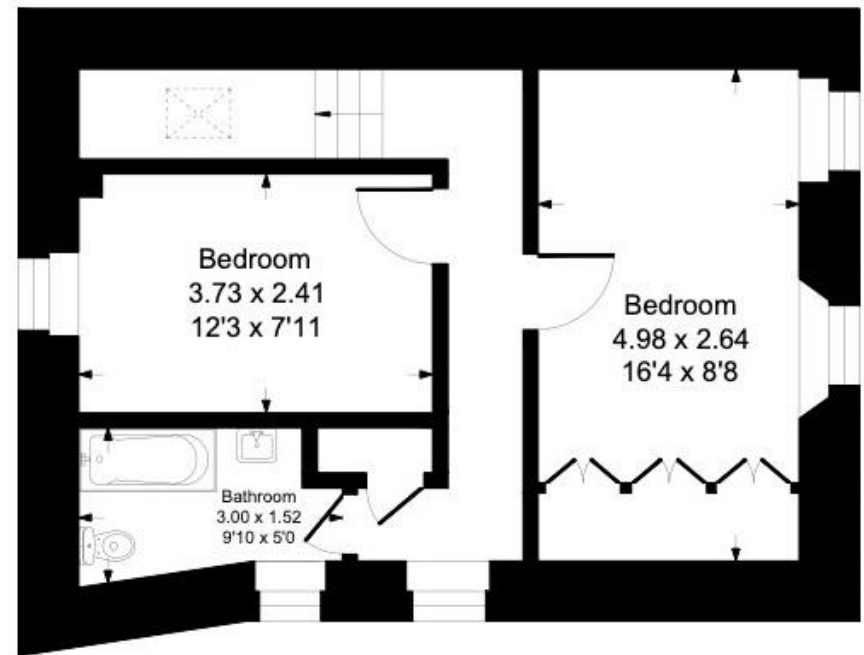
From Yondertown Square facing east, proceed along the pathway between the two white, double-fronted, detached cottages, and the entrance to Marle Cottage will be found on the left-hand-side.

What3Words: [:///feasts.gladiator.beamed](#)





Ground Floor



First Floor



Approximate Gross Internal Floor Area = 89.1 sq m / 960 sq ft

Illustration for identification purposes only, measurements are approximate, not to scale.

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