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High Street, Stanion

£250,000 Freehold

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EPC Rating D. Council Tax C.



Pleasantly positioned in the village of Stanion and named by the owner as Church Bell Cottage is this charming and characterful cottage steeped in history, having originally served as a cattle shed in years gone by. With its unique and quirky features this cottage is a perfect blend of rustic charm with modern comforts, offering an idyllic village lifestyle just a stone's throw from the local church, where the gentle ring of church bells can be heard drifting across the village.

Approached via a shared driveway, this cottage enjoys a private parking area for two vehicles and a welcoming front garden. The property boasts a spacious south west facing patio and decked area basked in sunshine throughout the day making this an ideal spot for relaxing, dining alfresco, or enjoying the peaceful countryside air within a fully enclosed setting.

To the front of the cottage is a traditional wooden stable style door which opens into an enclosed entrance hall where you will find a convenient ground floor cloaks/WC. Twin internal wood and glass pane doors invite you through to the heart of the home; an open plan living and dining area, perfect for family gatherings or quiet evenings in. There are also twin glazed doors to the rear of the sitting area which open out onto the enclosed garden. This cottage boasts wooden beams and timeless country features, with room for a generous dining table flowing effortlessly into a cosy sitting room.

To the far end of the cottage is a galley kitchen which offers ample worktop space making this ideal for those who love to cook or bake, along with views over the pretty outdoor space. The kitchen also benefits from a wooden stable type door where the top half can be opened to allow the country air to flow through.

Upstairs, a long, light filled landing provides a secluded reading or seating area, perfect for unwinding with a good book. The master bedroom is a generous double, complete with fitted wardrobes and the cottage's signature wooden beams adding warmth and character. Bedroom two is another comfortable double room, while bedroom three which is currently used as a hobby room, is a good sized single with built in storage.

This is a rare opportunity for those seeking a peaceful countryside home with rich local history and a friendly village atmosphere. Whether as a family home, countryside retreat, or characterful downsizer, this delightful property promises rural living with timeless appeal.

Entrance Hall **2.8m x 1.64m (9'2" x 5'5")**

A wooden stable door to the front with a glazed panel to the side, cloaks/WC, radiator, twin wood and glass paned doors opening into the living area.

Cloaks/WC **2.18m x 1.48m (7'2" x 4'11")**

Obscure glazed windows to the front, half height wall tiling, wall mounted hand wash basin, low level WC.





Dining & Sitting Area 7.05m x 4.68m (23'1" x 15'5")

Dining Area - Wooden square paned door to the entrance hall, window to the rear, stairs rising to the first floor, radiator, wooden ceiling beam, opening into the sitting area.

Sitting Area - Wooden beams, fire surround with a gas ornamental wood burner, door to understairs storage cupboard, window to rear, twin glazed doors, radiator, square glass paned wood door to kitchen.

Kitchen 4.52m x 2.53m (14'10" x 8'4")

A range of wall and base units with work surfaces over, wall tiling to splashback areas above the work surfaces, built in oven, hob and extractor, stainless steel sink & drainer, radiator, floor tiling, space and plumbing for appliances, window to the front, wooden stable door opening onto the garden at the front.

First Floor Landing 6.29m x 1.99m (20'7" x 6'6")

A long landing with a spindle banister rail, two Velux windows to the rear, door to storage cupboard, wooden beams, wall alcove, doors to all rooms.

Bedroom One 2.87m x 4.34m (9'5" x 14'2")

Window to the front, built in wardrobes, wooden beams storage cupboard, radiator.

Bedroom Two 2.93m x 2.42m (9'7" x 7'11")

Window to the front, wooden beams, storage cupboard, radiator.

Bedroom Three 3.47m x 2.08m (11'5" x 6'10")

Window to the rear, radiator, storage cupboard, wooden beams.

Bathroom 2.66m x 1.68m (8'8" x 5'6")

Velux window to the front, floor to ceiling wall tiling, pedestal sink, low level WC, panel bath with mixer taps and shower attachment, folding panel glass shower screen, radiator.

Outside

Two parking spaces to the front just off the shared gravel driveway, a picket gate opening onto a path leading to the front door.

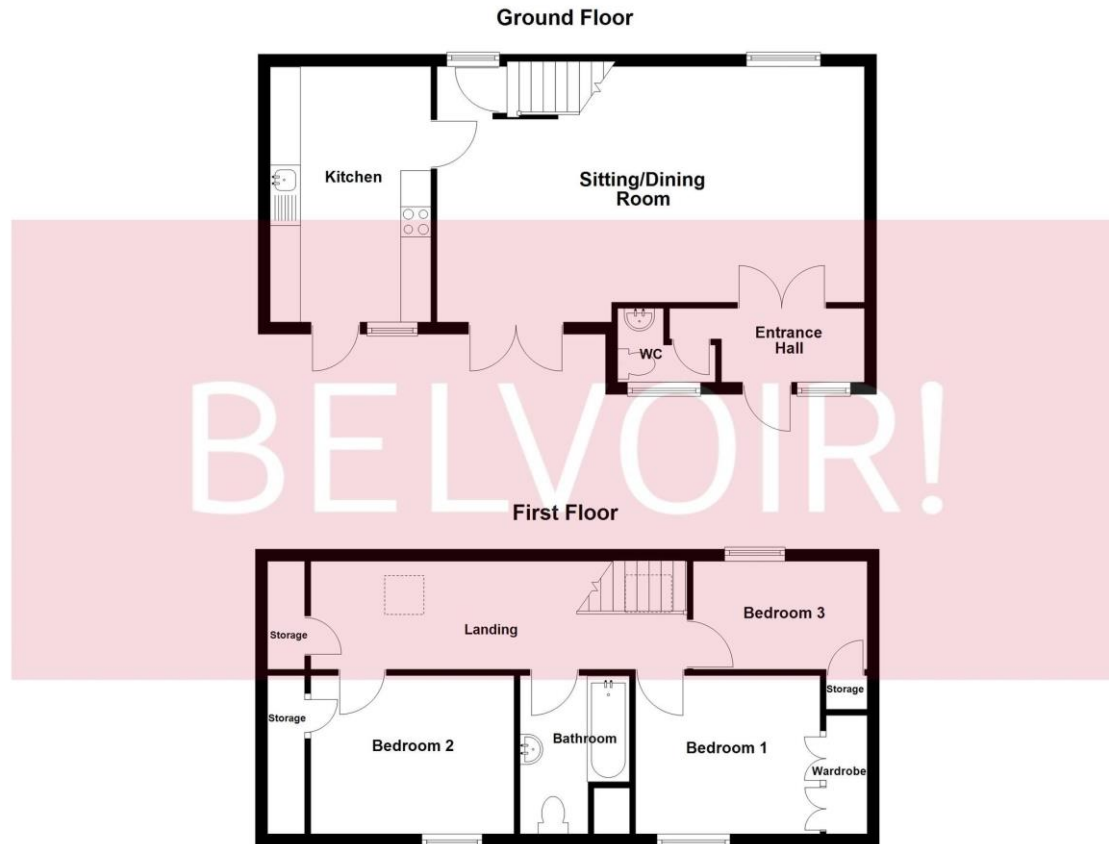
Fence enclosed garden to the front accessed via a gate, back door and french doors from the sitting room. The garden is mainly a patio and decked area which is south west facing and is located to the front of the property.

Agents Notes

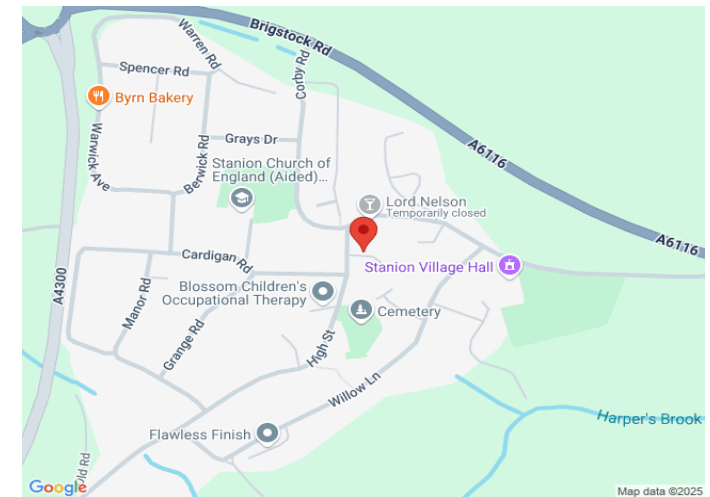
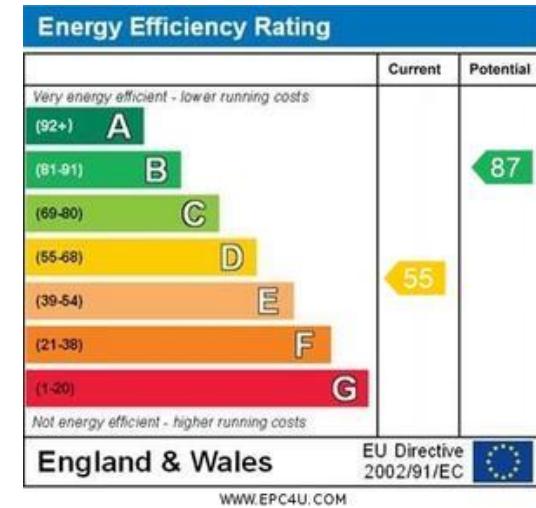
Conservation area, shared driveway, private parking. Character property.

Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate, are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements.





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Plan produced using PlanUp.



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