



Connells

The Pound
Haxton Salisbury



Property Description

This charming Grade II Listed cottage offers much character and is located close to village amenities including a store, post office and pub restaurant. The cottage used to be two separate cottages, hence what appears to be two front doors. The third door to the very left hides a private access way that leads to the rear garden. This makes the cottage virtually detached, bar the top left hand corner.

Inglenook Lounge/ Dining Room

22' x 14' 3" (6.71m x 4.34m)

Size incorporates a large inglenook fireplace with bread oven and log burner, beamed ceiling, access to rear garden, door leading to staircase to master suite.

Kitchen

14' x 10' (4.27m x 3.05m)

Comprising a butler sink with a range of country style wall and base units with work surfaces over, glass display cabinet, feature fireplace housing large Aga for heating, further freestanding range oven, quarry tiled floor, built in and concealed dishwasher, beamed ceiling, door to second staircase leading to landing and bedrooms two and three, door to...

Utility/ Boot Room

10' 3" x 5' (3.12m x 1.52m)

Space for washing machine and tumble drier, further appliance space, quarry tiled floor, built in cupboards, stable door to garden.

Cloak/ Shower Room

Comprising a shower cubicle with wash hand basin and WC.

Master Suite

Master Landing

Access to bathroom and bedroom, exposed beams..

Master Bedroom

15' x 14' 6" (4.57m x 4.42m)

Size incorporates two built in double wardrobes and further cupboards.

Ensuite Bathroom

Comprising a panel enclosed bath with wall mounted shower and glass screen, pedestal wash hand basin, WC, heated towel rail.

Secondary Landing

Access to bedrooms two and three, exposed beams.

Bedroom Two

16' x 14' 7" max (4.88m x 4.45m max)

Large white-washed chimney stack, exposed beams, built in airing cupboard.

Bedroom Three

9' 7" x 8' 7" (2.92m x 2.62m)

Side aspect.

Outside

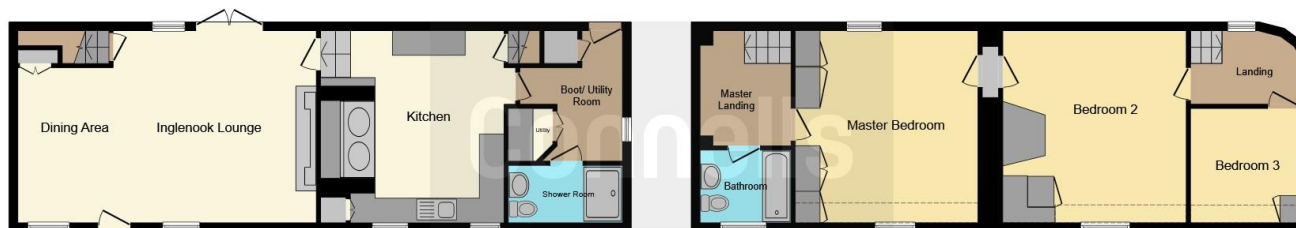
Cottage-Style Country Garden

Offering a large shaped area of lawn with mature trees and shrubs and patio area for entertaining. Further features include a log store, courtesy lighting, utility area with timber shed, oil tank and secure side access.









Ground Floor

First Floor

This floorplan is for illustrative purposes only and is not drawn to scale. Measurements, floor-areas, openings and orientations are approximate. They should not be relied upon for any purpose and do not form any part of an agreement. No liability is taken for any error or mis-statement. All parties must rely on their own inspections.

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EPC Rating: D

Tenure: Freehold

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Property Ref: ABY308014 - 0006