



FERNDALE COTTAGE

BURNDILL ROAD | YAPTON | BN18 0HR



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BURDELL ROAD, YAPTON, BN18 0HR

- Handsome Character House
- 2 Good Reception Rooms
- Bespoke Fitted Kitchen & Utility Room
- Conservatory onto Garden
- GF Shower Room & Boot Room
- 4 Double Bedrooms
- Study/Nursery
- Gardens with Outbuildings
- Gated Driveway

Modernised and tastefully updated, whilst retaining many original features including fireplaces and panelling, this 19th century character house offers spacious and versatile accommodation comprising elegant entrance hall with under stair storage, large double aspect sitting room with wood burner, second reception room with fireplace, and a utility room with flagstone floor, ample storage and space for appliances.

The superb bespoke fitted kitchen is fitted with a range of Shaker style units with quartz worktops, a central island and integrated appliances. The kitchen opens into the large conservatory making it an ideal dining room opening onto the garden. Finally on the ground floor is a cloakroom/shower room and a boot room.

On the first floor there are 4 double bedrooms, 3 of which have feature fireplaces. The main bedroom has fitted wardrobes. There is also a study/nursery. The family bathroom is fitted with a white suite comprising panel bath with shower over, wash basin and WC.

Outside, the large gardens are a particular feature with paved patio areas and mature planting throughout. The main garden enjoys a southerly aspect and is mainly laid to lawn. There is a large log cabin which is fully insulated with power and light.

There is also a spacious detached brick and flint workshop with large storage loft together with a fully insulated log cabin with power, light and heating. There is also gated driveway parking for several cars.



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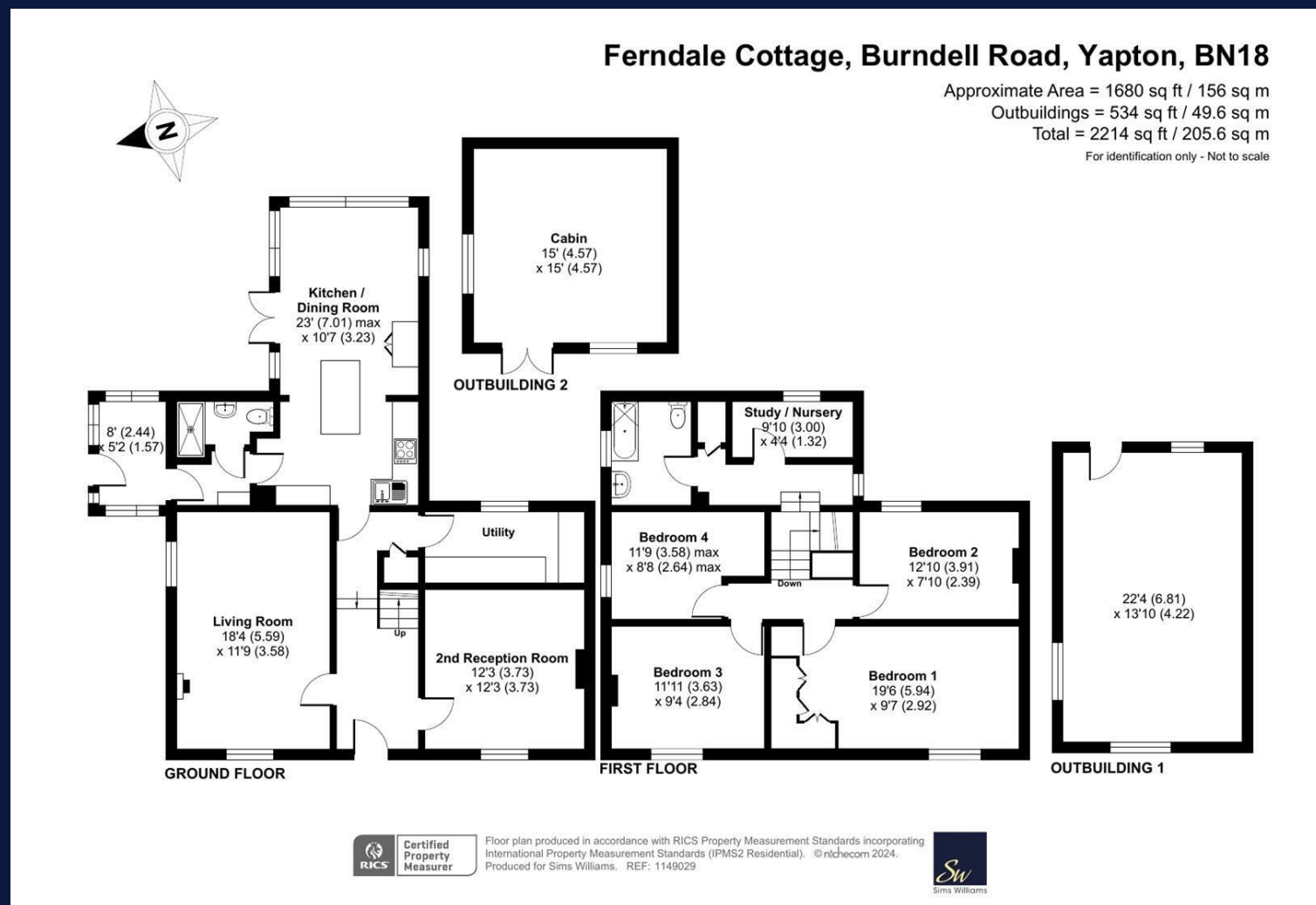
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EPC Band - Current - D Potential - C

Council Tax Band E

From the shops at Main Road, Yapton proceed east along Burndell Road where the property can be found on the right hand side after the turning for Chilgrove Place.



Viewing strictly by arrangement via the vendor's Sole Agent Sims Williams.

These particulars are believed to be correct but their accuracy is not guaranteed and they do not form part of any contract.

As the seller's agent we are not surveyors or conveyancing experts and as such we cannot and do not comment on the condition of the property or issues that may affect this property, unless we have been made aware of such matters. Interested parties should employ their own professionals to make such enquiries before making any transactional decisions.

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