



Sunwolf Cottage, Rempstone Road, Hoton

welcome to

Sunwolf Cottage, Rempstone Road, Hoton

Offered to the market with NO UPWARD CHAIN! Sunwolf Cottage is a unique, period two-bedroom semi-detached cottage occupying a secluded position in Hoton. Holding original features such as beamed ceilings, quarry tiled floor and historical cart track within the rear garden.

Entrance

The property is accessed via the front door into the porch with tiled floor and beamed ceiling and a timber latch door providing access to the open plan dining area.

Lounge

13' x 9' 9" (3.96m x 2.97m)

The lounge has a window to the front elevation, an open decorative fireplace, original beams to the ceiling, tiled flooring and has a separate timber latched door back to the entrance porch.

Dining Room

16' 5" x 13' 5" (5.00m x 4.09m)

The dining room has tiled flooring, dual aspect with windows to the front, side and rear elevation, door to the pantry, a radiator, a dual fuel stove, original beams and a door to stairs rising from the ground floor.

Kitchen

14' 1" x 6' (4.29m x 1.83m)

The kitchen has a range of base and wall mounted units, stainless steel sink with drainer, space for a fridge freezer, space and plumbing for a dishwasher, an electric hob and AEG oven, a window to the rear elevation, original beamed ceiling, a radiator, tiled flooring and a split stable door provides access out to the rear garden.

First Floor Landing

The first-floor landing has a loft hatch and doors to all first-floor rooms.

Bedroom One

13' x 9' 9" (3.96m x 2.97m)

Bedroom one has a window to the front elevation, a radiator and fitted wardrobes.

Bedroom Two

12' 6" x 9' 9" (3.81m x 2.97m)

Bedroom two windows to the front elevation and a radiator.

Bathroom

The bathroom is fitted with a four-piece suite comprising of panel bath, shower cubicle with a rain head shower, pedestal hand wash basin, a WC, partially tiled walls and two rear elevation windows.

Outside

Outside at the front there is off road car parking, a paved area directly in front of the property, a path diving two areas of lawn and leading to a penned area to the back of the garden, the garden also has planted borders. At the rear, there is an outside water supply and a further two kennels. These are quality wooden kennel structures enabling the housing of up to 7 dogs if required. Kennels will be included if the buyer so desires. The kennel and stable have power and light and this area is open to interpretation with regards its use depending on the new owners' needs for the space.





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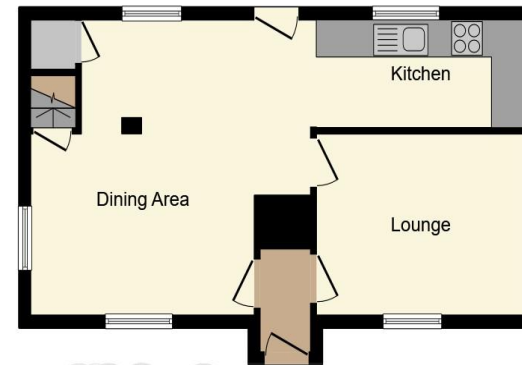
Sunwolf Cottage, Rempstone Road, Hoton

- Sunwolf Cottage
- Character Features
- Potential To Extend (STPP)
- Secluded Location
- Two Well Proportioned Bedrooms

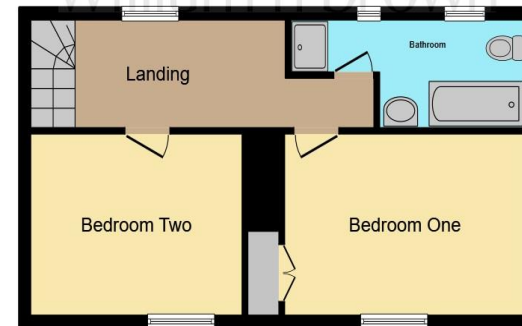
Tenure: Freehold EPC Rating: D

Council Tax Band: C

£360,000



Ground Floor



First Floor

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.focalagent.com

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Property Ref:
LBH115402 - 0004

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