



High Street, Barkway SG8 8ED

welcome to

High Street, Barkway

Holly Cottage is a charming three bedroom Grade II listed semi-detached cottage that has been the subject of much improvement in recent years in this highly sought-after village location. Viewing highly recommended.



**Door To:
Kitchen/Diner**

18' x 10' 7" max (5.49m x 3.23m max)

Lovely open plan kitchen/diner comprising generous range of base and wall units, stainless steel sink unit with mixer taps and work surface surrounds, built in dishwasher and fridge/freezer, exposed timbers, wall and floor tiling, stairs off to first floor landing with understairs storage cupboards. recess lighting, radiator, window to front and rear, stable door to rear garden, door to lounge.

Lounge

11' 2" x 10' (3.40m x 3.05m)

Brick built fireplace. Window to front.

Study

11' x 6' 8" (3.35m x 2.03m)

Radiator. Window to rear.

Bedroom One

13' 11" x 10' 4" (4.24m x 3.15m)

Built in wardrobes to one wall. Radiator. Window to front. Door to en-suite.

En-Suite

Suite comprising low flush WC, wash hand basin set into vanity unit with cupboards below, part tiled walls, floor tiling, exposed bricks to one wall.

Bedroom Two

10' 8" x 9' 4" (3.25m x 2.84m)

Radiator. Window to rear.

Bedroom Three

8' 6" x 7' 7" (2.59m x 2.31m)

Window to side.

Bathroom

Suite comprising fully tiled walk in shower cubicle, low flush WC, wash hand basin set into vanity unit, wall and floor tiling, airing cupboard, heated towel radiator and window to rear.

Outside**Rear Garden**

Lovely secluded rear garden with paved patio leading to lawned area with flower beds to borders, 2 further decked areas, fence surround, gate for side access and access to detached outbuilding.

Home Office/Family Room

18' x 10' 7" (5.49m x 3.23m)

To the rear of the property is an outbuilding currently being used as a garden/family room with its own en-suite comprising low flush WC, part tiled walls, and wash hand basin.

Rear Garden

Lovely secluded rear garden with paved patio leading to lawned area with flower beds to borders, 2 further decked areas, fence surround, gate for side access, access to detached outbuilding.



view this property online williamhbrown.co.uk/Property/RYN110100



welcome to

High Street, Barkway

- Well-presented Grade II listed semi-detached cottage in sought-after location.
- Three bedrooms with en-suite to master.
- Lovely open plan kitchen/diner.
- Lounge and separate study.
- Lovely secluded rear garden.

Tenure: Freehold EPC Rating: Exempt

£440,000



Please note the marker reflects the postcode not the actual property

view this property online [williamhbrown.co.uk/Property/RYN110100](https://www.williamhbrown.co.uk/Property/RYN110100)



Property Ref:
RYN110100 - 0007

1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.

William H Brown is a trading name of Sequence (UK) Limited which is registered in England and Wales under company number 4268443, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.



william h brown



01763 242988



royston@williamhbrown.co.uk



54A High Street, ROYSTON, Hertfordshire, SG8 9AW



[williamhbrown.co.uk](https://www.williamhbrown.co.uk)