



School Lane, Barley, SG8 8JZ

welcome to

School Lane, Barley

A spacious and charming detached thatched cottage standing on a good sized plot offering 3 bedrooms, lovely fitted kitchen with separate dining room, large gardens and off-road parking for 3 cars. With many original features throughout, viewing is highly recommended.



Door To Entrance Hall

Radiator. Window to front. Door to:

Cloakroom

Low flush WC. Wash hand basin.

Lounge

24' x 17' (7.32m x 5.18m)

Feature brick fireplace with wood burner (The wood burner is no longer functioning but can be fuelled by bio-fuel). 3 radiators. Exposed beams. Windows to front, rear, and side. Wall lighting. Stairs off to first floor landing.

Kitchen

16' 11" max x 10' max (5.16m max x 3.05m max)

Fitted kitchen comprising of sink unit with mixer taps and work surface surrounds, built in oven and hob with extractor over, range of base and wall units, built in cupboard, space for dishwasher, space for large fridge/freezer, exposed beams, radiator, Window to front, door to rear hall.

Rear Hall

Door to rear garden. Space and plumbing for automatic washing machine.

Dining Room

10' 6" x 10' (3.20m x 3.05m)

Radiator. Box window to front. Exposed beams. Wall paneling. Door to conservatory and study.

Conservatory

11' 9" max x 10' 8" max (3.58m max x 3.25m max)

Windows and doors to rear. 2 radiators.

Study

9' 8" x 6' (2.95m x 1.83m)

Radiator. Window to rear. Exposed beams.

First Floor Landing

Radiator. Window to front. Built in cupboards.

Bedroom One

14' 2" max x 14' 2" max. Into Eaves (4.32m max x 4.32m

max. Into Eaves)

Hatch to loft. Window to side. Radiator.

Bedroom Two

11' 7" max x 9' 10" plus depth of wardrobes (3.53m max x 3.00m plus depth of wardrobes)

Built in wardrobes. Radiator. Wall paneling. Radiator. Window to front.

Bedroom Three

11' 6" max x 8' 10" into eaves (3.51m max x 2.69m into eaves)

Radiator. Window to side.

Bathroom

Lovely fitted bathroom suite comprising shower cubicle, bath, concealed cistern WC, wash hand basin with cupboards below, wall and floor tiling, recess lighting, hatch to loft, window to front.

Outside

Rear Garden

Paved patio area with steps leading to a an enclosed garden predominantly laid to lawn with fence surround. Beyond this initial garden there is a large natural garden which offers vast potential for the enthusiast. To the immediate rear of the property there is a paved courtyard garden with side gate leading to the shingle drive to one side of the main house.

Also located to the edge of the driveway is a semi-detached barn/home office which has both power and plumbing. (We believe from the owner that the barn may be listed but are seeking clarification in this respect).

Parking

There is off-road parking for 3 cars to the side of the property.



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welcome to

School Lane, Barley

- Deceptively spacious and charming detached thatched cottage.
- 3 good sized bedrooms.
- Fitted kitchen and separate dining room.
- Spacious lounge.
- Semi-detached barn/home office.

Tenure: Freehold EPC Rating: Awaited

Council Tax Band: E

£800,000



Please note the marker reflects the postcode not the actual property

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Property Ref:
RYN110363 - 0004

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