

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 en 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 semidetached 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.





# 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

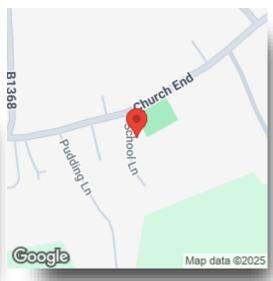
Council Tax Band: E

# £800,000









Please note the marker reflects the postcode not the actual property

view this property online williamhbrown.co.uk/Property/RYN110363



Property Ref: RYN110363 - 0004 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.



royston@williamhbrown.co.uk

01763 242988



william h brown

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



williamhbrown.co.uk

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.