

**£1,250 pcm**

1 Manor Farm Cottage, Conger Lane, Holywell,



**To arrange a viewing call us now on**

**Deposit £1,350**

This lovely cottage is situated in one of the area's most sought after locations. The accommodation includes three bedrooms, two reception rooms, kitchen, utility room and bathroom. There is a lovely front, rear and side garden. Deposit £1,350. Available December 2021.



**£1,250 pcm** 1 Manor Farm Cottage, Conger Lane, Holywell, PE27 4TQ



This lovely cottage is situated in one of the area's most sought after locations. The accommodation includes three bedrooms, two reception rooms, kitchen, utility room and bathroom. The property also benefits from a mature front, side and rear garden and off road parking. A viewing is highly recommended to fully appreciate the location with this unique home.

**Bathroom**  
Fitted with a three piece suite comprising, a panelled bath with shower over, a pedestal wash hand basin and a low-level WC, tiled splash backs, extractor fan, double glazed window to rear, radiator, coving to ceiling.

**First Floor**

**Landing**  
Radiator.

**Bedroom 1**  
3.77m (12'5") max x 3.37m (11'1")  
Double glazed window to front, radiator, exposed wooden floorboards, built in double wardrobe.

**Bedroom 2**  
2.76m (9'1") x 2.24m (7'4")  
Double glazed window to side, radiator, exposed wooden floorboards.

**Bedroom 3**  
2.46m (8'1") x 2.39m (7'10")  
Double glazed window to rear, radiator.

**Outside**  
The property benefits from a front, side and rear garden which is bordered by a brick wall. The front and side garden is mainly laid to lawn and planted with a variety of trees, flowers, shrubs and bushes. The rear garden has been paved and laid with gravel for low maintenance. The property also benefits from parking located to the front.

**EPC RATING - D**



**Ground Floor**  
Front entrance door to:

**Porch**  
Two double glazed windows to front, circular window to side, wall mounted electric heater, coving to ceiling.

**Sitting Room**  
3.77m (12'5") x 3.18m (10'5")  
Double glazed window to front, radiator, coving to ceiling, open fire, stairs leading to first floor.

**Dining Room**  
3.76m (12'4") x 3.75m (12'4")  
Radiator, coving to ceiling, under stairs storage cupboard, sliding patio doors opening to garden.

**Hall**  
Airing cupboard.

**Kitchen**  
3.59m (11'9") x 3.03m (9'11")  
Fitted with a matching range of base and eye level units with worktop space over and breakfast bar, 1½ bowl stainless steel sink with mixer tap, plumbing for dishwasher, space for fridge/freezer, space for cooker with extractor hood over, double glazed window to side, radiator, coving to ceiling.

**Utility Room**  
1.93m (6'4") x 1.73m (5'8")  
Plumbing for washing machine, floor mounted oil-fired boiler.



**Ellis Winters & Co** 14 Market Hill, St Ives, Cambridgeshire, PE27 5AL  
Tel: Email: [www.elliswinters.co.uk](http://www.elliswinters.co.uk)