



**Ground Floor**

Lounge  
3.91m (12'10") x 3.66m (12')

Dining Room  
3.91m (12'10") x 3.03m (9'11")

Kitchen  
2.28m (7'6") x 2.14m (7')

Hallway

Bathroom

First Floor

Landing

Bedroom 1  
3.87m (12'8") x 3.62m (11'11")

Bedroom 2  
3.03m (9'11") x 3.03m (9'11")

Bedroom 3  
2.32m (7'7") x 2.16m (7'1")

**Outside**

To the front of the property, there is a block paved driveway for one car and access to the side that leads to the rear garden.

To the rear of the property is a generous, enclosed easterly facing garden that features gravel and paved seating areas, the garden is laid mainly to lawn, with a mature flower bed. The property boasts a Garden Room which is currently used as a home office with power and light connected, and a large timber workshop that measures approx. 6.40m x 5.48m (21' x 18').

**Further Information**

Tenure: Freehold

Council Tax Band: C

EPC Rating: D

Agents Note: Neighbouring properties have a right of access through the side passage

Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements

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ASKING PRICE

**£375,000**

**MILL STREET**  
HOUGHTON, PE28 2BA



## PROPERTY SUMMARY

Ellis Winters welcomes you to Bells Villas. A charming, period cottage dating back the early 1900's in one of our areas sought-after village locations. This superb home is within walking distance to the National Trust site Houghton Mill, which leads through onto Hemingford Meadow. The property is also a short walk to the village centre, public transport links, amenities, St Mary's Church, and the local schools.

The property itself features two reception rooms, one with a wood burning stove, a bespoke solid wood kitchen and worktops providing the country cottage lifestyle, and a ground-floor bathroom. There are three bedrooms to the first-floor.

Outside, the property provides a driveway for one vehicle, an enclosed, generous easterly facing rear garden, a garden room and a large timber workshop. The plot measures approx. 0.08 acre (STS).

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