



Inglebys

Estate Agents



1 Upleatham Village

Upleatham, TS11 8AG

Offers Over £325,000



Rarely available for sale, a charming 2-bedroom double-fronted sandstone cottage. Boasting large side & rear gardens, with views over the surrounding countryside, early viewing is a must.



Tenure: Freehold.

Council Tax Band: Band-C.

EPC Rating: E-Rating.

Please Note: This Property is Located within a Conservation Area.

Entrance Hall 11'4" x 3'2" (3.47m x 0.98m)

Solid wood door to the front aspect. Tiled floor. Radiator.

Living Room 13'3" x 11'6" (4.05m x 3.52m)

Large cast-iron open fireplace with marble hearth & backplate. wooden fire surround. Sash window to the front aspect. Radiator. Carpeted. Door opens to the staircase leading to the first floor.

Dining Room 14'0" x 10'3" (max) (4.27m x 3.13m (max))

Chimney breast with log-burning stove. Sash window to the front aspect. Carpeted. Radiator.

Kitchen 17'6" x 7'6" (5.35m x 2.29m)

A range of wall, base & drawer units. Wood-block worktops incorporating ceramic white 1 1/2 bowl sink with single drainer & chrome mixer tap. Space for Rangemaster cooker. Extractor hood. Tiled splash-backs. 2x UPVC double glazed windows to the rear aspect. LED downlighting. Tiled floor. Plumbing for dishwasher. Under-stairs storage cupboard. UPVC double glazed door to the rear elevation.

First Floor

Landing

L-shaped landing. UPVC double glazed window to the rear aspect. Carpeted. Radiator.

Bathroom 12'9" x 3'3".301'10" (3.91m x 1.92m)

Corner panel bath with hand-held shower attachment. Low-level W/C. Pedestal hand basin. Corner walk-in shower cubicle. Laminate flooring. Storage cupboard. Tiled walls. Chrome heated towel rail. Radiator. UPVC double glazed window to the rear aspect.

Bedroom One 16'9" x 13'7" (5.13m x 4.16m)

Cast-iron fireplace. Sash window to the front aspect with open views over the surrounding countryside. Carpeted. Radiator.

Bedroom Two 12'9" x 10'4" (3.91m x 3.17m)

Cast-iron fireplace. Sash window to the front aspect with views. Carpeted. Radiator.

External

Front Elevation

Sandstone wall & steps leading up to the front entrance / garden area. Open garden area with established flowerbeds featuring a variety of shrubs & greenery. Gated access to the side elevation.

Side Elevation

With hedgerow surrounding the perimeter, a very private, stunning 'sun-trap' garden. Laid to lawn with established borders, flowerbeds & rockeries. Additional paved patio / outdoor seating areas with views over the village & surrounding countryside. Gated access to the Rear Elevation.

Rear Elevation

Outhouse storage with UPVC door & window, plumbing for washing machine, power & lighting. Block-paved patio space. Steps leading up to a large, tiered rear garden, currently used as an allotment / vegetable patch with garden shed & mature trees.

Disclaimer

Please note that all measurements contained in these particulars are for guidance purposes only and should not be relied upon for ordering carpets, furniture, etc. Anyone requiring more accurate measurements may do so by arrangement with our office.

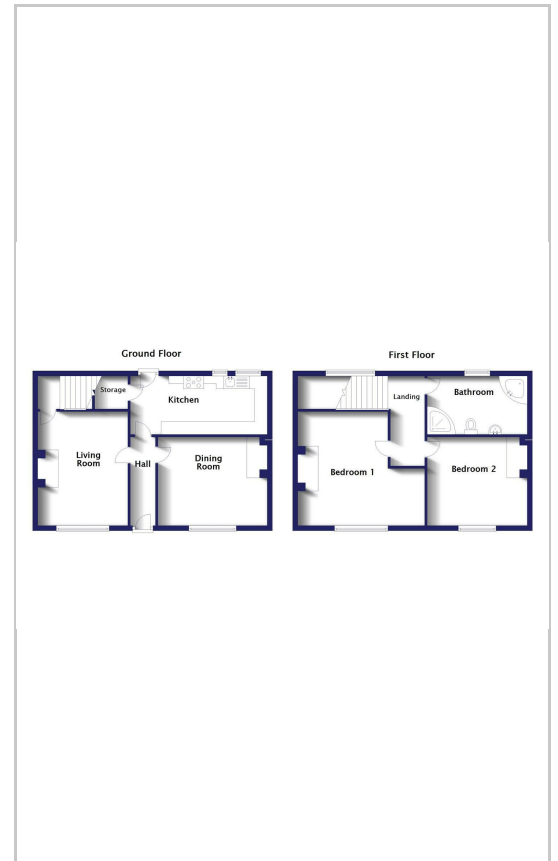
Our description of any appliances and / or services (including any central heating system, alarm systems, etc.) should not be taken as any guarantee that these are in working order. The buyer is therefore advised to obtain verification from their solicitor, surveyor or other qualified persons to check the appliances / services before entering into any commitment.

The tenure details and information supplied within the marketing descriptions above are supplied to us by the vendors. This information should not be relied upon for legal purposes and should be verified by a competent / qualified person prior to entering into any commitment.

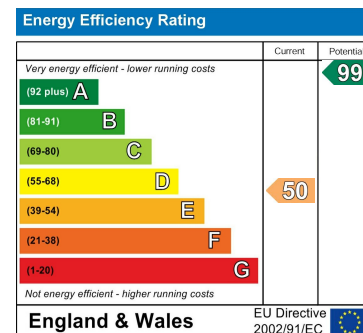
Area Map



Floor Plans



Energy Efficiency Graph



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

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