



Brickyard, £365,000

- Known as Cob Web Corner
- Close Proximity of The Heritage Coast
- Historic Village Location
- Council Tax Band C
- Utilised as Holiday Home
- EPC Rating: D



2 1 1



About the property

Known as Cobweb Corner and found within the historical village of Newton is this cottage full of character and charm. The property is available with no on going chain and is within close proximity of the Heritage Coastline. The accommodation comprises entrance porch with stable door, leading into the living room with feature exposed stone wall, ceiling beams and spiral staircase. Off the living room is the kitchen with feature resin worktops and belfast sink along with room for dining. On the first floor there is access to the two bedrooms and the shower room. There is a built in store cupboard and boiler cupboard on the landing and a spiral stairs leading into the attic room. The cottage offers character and charm with exposed floorboards, beams, stained glass and window shutters. Externally the cottage has a block paved area ideal for outdoor entertaining. We have advised by the owner that the property has benefitted from a partial refurbishment to include a replacement roof, partial re-wire, several windows and shower room. Viewing is highly recommended.



Accommodation

Entrance Porch

Living Room

13' x 11' 2" (3.96m x 3.40m)

Kitchen & Dining Area

13' x 8' 7" (3.96m x 2.62m)

Landing

Shower Room

Bedroom One

12' 10" x 11' 9" narrowing to 8' 6" (3.91m x 3.58m
narrowing to 2.59m)

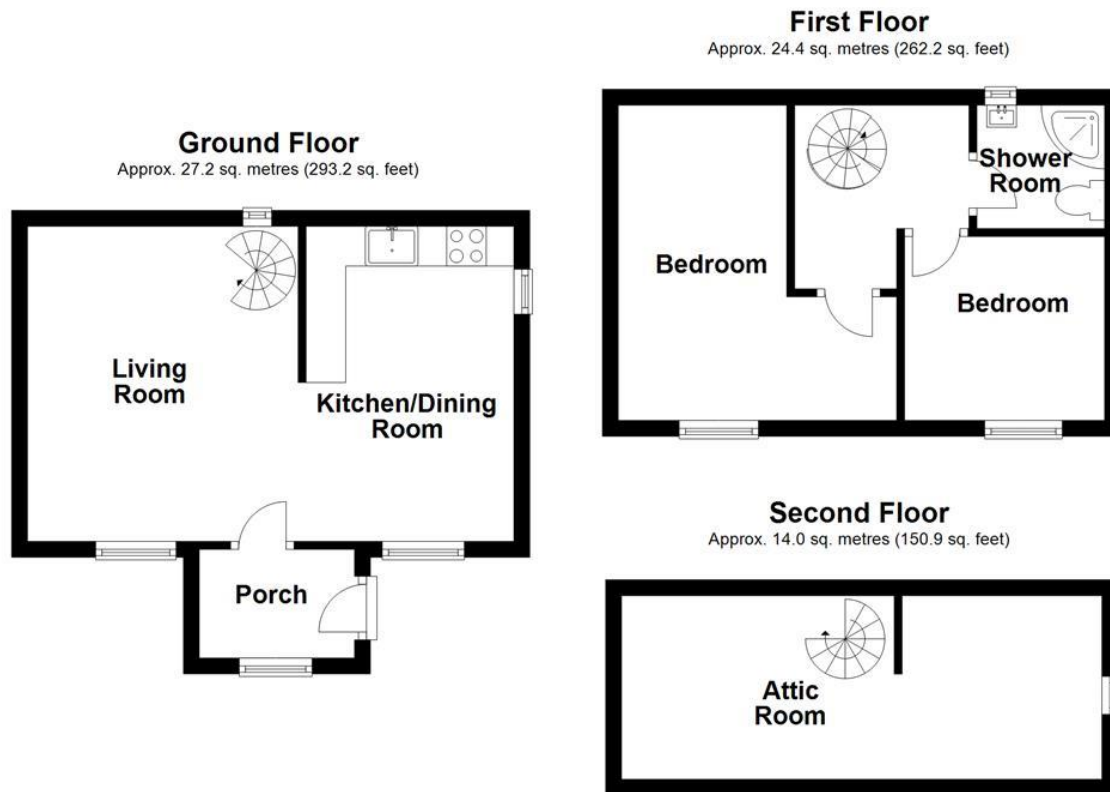
Bedroom Two

8' x 6' 11" (2.44m x 2.11m)

Attic Room

20' 3" x 9' 11" (6.17m x 3.02m)

Floorplan



Total area: approx. 65.6 sq. metres (706.4 sq. feet)

Important Information

Note while we endeavour to make our sales details accurate and reliable, if there is any point which is of particular interest to you, please contact the office and we will be pleased to confirm the position for you. We have not personally tested any apparatus, equipment, fixtures, fittings or services and cannot verify they are in working order or fit for their purposes. Nothing in these particulars is intended to indicate that carpets or curtains, furnishings or fittings, electrical goods (whether wired or not). Gas fires or light fittings or any other fixtures not expressly included form part of the property offered for sale. This computer generated Floorplan, if applicable, is intended as a general guide to the layout and design of the property. It is not to scale and should not be relied upon for dimensions. Tenure: We cannot confirm the tenure of the property as we have not had access to the legal documents. The buyer is advised to obtain verification from their solicitor or surveyor.