















## "Pretty Cottage with Annex"

This pretty stone cottage is well positioned within Weldon and is conveniently placed for the local amenities. There is an annex which provides a kitchen, lounge/bedroom and a shower room. The main residence accommodation includes an entrance porch, hall, living room with inglenook fire place, separate dining room, fitted kitchen/breakfast room and a large conservatory. Upstairs there is a family bathroom and three double sized bedrooms. The plot includes a deep frontage which offers a driveway and a beautifully maintained garden while the rear garden offers a good degree of privacy and is enclosed.

## Description:

## Room Measurements:

Entrance Porch 2.11m x 1.6m (6'11" x 5'3")

Living Room 5.26m x 3.89m (17'3" x 12'9")

Dining Room 4.39m x 3.02m (14'5" x 9'11")

Kitchen/Breakfast Room 4.29m x 3.48m (14'1" x 11'5")

Conservatory 5.84m x 2.26m (19'2" x 7'5")

Bedroom One 4.29m x 3.48m (14'1" x 11'5")

Bedroom Two 3.89m x 3.05m (12'9" x 10'0")

Bedroom Three 3.2m x 3.05m (10'6" x 10'0")

Bathroom 2.9m x 2.84m (9'6" x 9'4")

Annexe/Bedroom 4 4.09m x 3.76m (13'5" x 12'4")

Shower Room 0.43m x 1.52m (1'5" x 5'0")

Utility 3.15m x 1.93m (10'4" x 6'4")

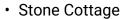












- · Annex Kitchen, Shower Room, Lounge/Bedroom
- Driveway for two/Three Cars Established Rear Garden
- Large Conservatory
- · Three Double Bedrooms
- Lounge with Inglenook Fire Place
- Situated opposite a Pretty **Brook**
- · Convenient for Local **Amenities**













