

Because life is

PettyTM
Real

Sunny Cottage
Sabden Fold
BB12 9LS



For Sale

- Quaint Cottage
- Large Garden
- Fabulous Views
- UPVC Double Glazing
- Picturesque Setting

Offers Over £210,000

- Parking for 2 Cars
- Separate Garage
- Traffic Free
- Two Double Bedrooms
- Tax Band - C



Sunny Cottage occupies an idyllic backwater setting situated in the picturesque hamlet of Sabden Fold. This 19th Century Grade II listed period cottage enjoys a traffic-free position with a generous garden area abutting open fields and fabulous views over the surrounding countryside. As a listed property, certain alterations and works may be subject to restrictions and require consent from the local authority.

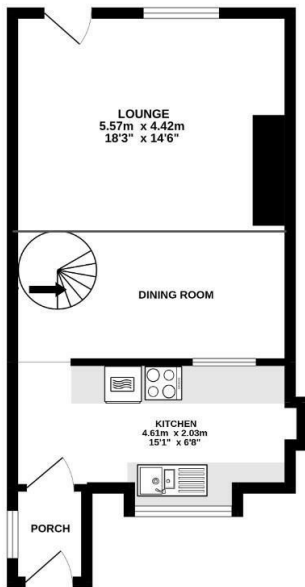
Arranged over two floors, the property briefly comprises to the ground floor: an entrance porch as you enter to the front of the the property through a stable door. This leads into a generous kitchen with high ceilings, which continue throughout the property, housing matching wall, base and drawer units with co-ordinating work surfaces and splashbacks with an integrated double oven, ceramic double bowl sink and hob with an overhead extractor fan. To the rear of the kitchen is a spiral staircase ascending to the first floor and a large lounge/dining room boasting a brick fireplace with a multifuel stove and a glass door leading to the rear garden.

To the first floor is a central landing with a storage cupboard and leading to two generous double bedrooms situated to the front and rear of the property, the latter benefitting from built-in cupboards and a modern bathroom housing a three piece suite in white comprising a low level WC, pedestal wash basin and a panelled bath with an overhead shower.

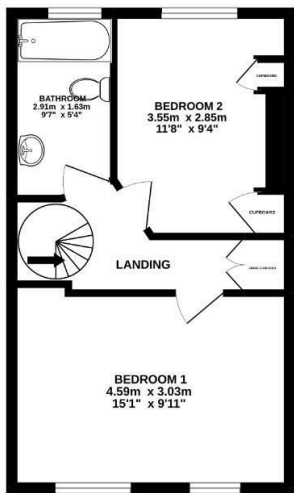
The property benefits from the modern day comforts of UPVC double glazing, economy 7 heating, private spring and sewage system.

Externally there is parking for two cars, a shared forecourt to the front of the property and a lengthy, tiered garden to the rear with stone paving, plant beds and a large summer house at the bottom and fabulous views of the countryside beyond. Separate from the house is a large, stone built semi-detached garage which is situated across the road from the property. It has electricity and integrated store room.

GROUND FLOOR
34.9 sq.m. (376 sq.ft.) approx.



1ST FLOOR
32.6 sq.m. (354 sq.ft.) approx.



TOTAL FLOOR AREA: 67.6 sq.m. (730 sq.ft.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their condition or efficiency can be given.
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