



The Folley | Layer-de-la-haye | CO2 0HZ



# SELLER INSIGHT

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In 2006 we discovered Kiln Cottage, a charming house with incredible potential, and over the past 19 years we have lovingly transformed it into the perfect family home.

Set on a beautiful 0.6 acre plot, the property boasts meticulously landscaped gardens filled with vibrant roses, rhododendrons, azaleas and lush shrubs. A koi fish pond, complete with its own brickwork pump house, adds to the charm. The garden backs onto open fields, offering both privacy and countryside views.

The main house offers four generously sized bedrooms (all with fitted wardrobes), two bathrooms and a downstairs cloakroom, providing ample space for family life. The master bedroom is a true retreat, complete with a balcony overlooking the beautiful garden - perfect for morning coffee or unwinding as the sun sets. A large lounge with original oak beams creates a cosy space, while the separate dining room, featuring patio doors, opens onto the back garden, making it ideal for summer gatherings. The cottage style kitchen has been the heart of many home cooked meals and connects to a spacious utility room.

Connected by a lobby, the annexe extension adds even more versatility, featuring its own bedroom, lounge, bathroom and kitchen diner. Ideal for extended family, guests or independent living. A double garage completes the property, offering even more practical space.

Over the years we have carefully restored and modernised Kiln Cottage whilst preserving its character. New windows and doors, thoughtful decorating and timeless renovations have made it a truly special home. From twinkling Christmas lights in the front window to warm summer evenings on the garden patios with a crisp glass of wine, this has been a place filled with love, laughter and cherished memories. Many of our friends comment on how welcoming the house feels as they step inside, and we couldn't agree more.

Now, as we embark on an exciting new chapter, Kiln Cottage is ready for its next owners to enjoy its beauty, warmth and all the wonderful moments it has to offer.

\* These comments are the personal views of the current owner and are included as an insight into life at the property. They have not been independently verified, should not be relied on without verification and do not necessarily reflect the views of the agent.















# OVERVIEW

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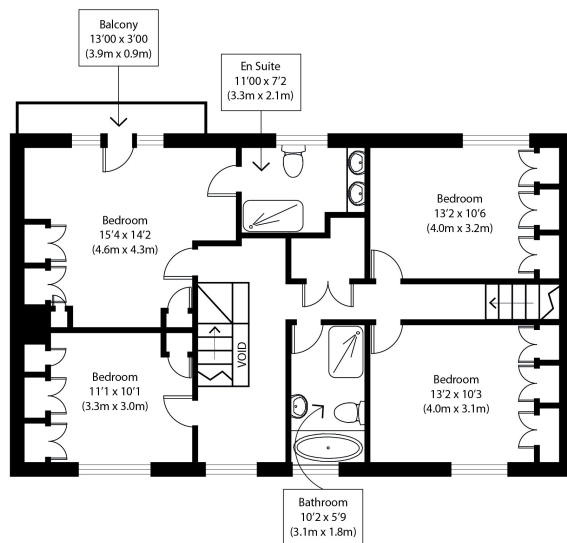
Welcome to charming home in Layer-de-la-Haye set on a stunning 0.6-acre plot with beautifully landscaped gardens featuring vibrant roses, rhododendrons, azaleas, a koi fish pond, and a charming garden well.

The main house offers four spacious bedrooms, two bathrooms, and inviting living spaces, including a cosy lounge with original oak beams and a dining room opening to the garden. An attached annexe provides extra living flexibility, ideal for guests or extended family. Thoughtfully renovated to retain its character, Kiln Cottage is not just a house, but a warm, welcoming home ready for its next owners to create new cherished memories.

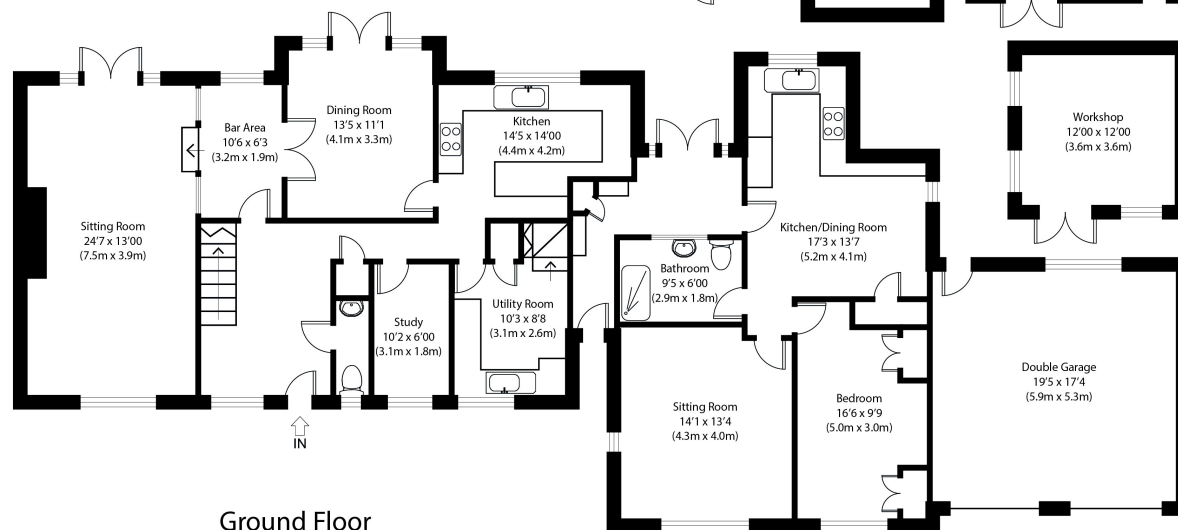








First Floor



Ground Floor

Approximate Gross Internal Area  
Main House 3180 sq ft (295 sq m)  
Outbuildings 360 sq ft (33 sq m)  
Total 3540 sq ft (329 sq m)

Disclaimer: Floorplan measurements are approximate and are for illustrative purposes only. While we do not doubt the floor plan accuracy and completeness, you or your advisors should conduct a careful, independent investigation of the property in respect of monetary valuation. copyright www.photohausgroup.co.uk

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SALES MANAGER

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Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		77 C
55-68	D	62 D	
39-54	E		
21-38	F		
1-20	G		



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