





Offered for sale chain-free, this spacious 3-bedroom cottage is situated in a semi-rural location with parking for two vehicles. The sitting room and dining area flow seamlessly into the kitchen, which features a convenient downstairs shower room. The first floor houses two large bedrooms, a versatile dressing room or study, and a bathroom. Outside, a enclosed garden and a useful brick outbuilding complete this charming property.

Entrance Porch

5' 10" x 4' 4" (1.78m x 1.32m)

With main entrance door.

Sitting Room

15' 7" x 14' 7" (4.75m x 4.44m)

Good sized room with exposed brick fire place and electric fire. Exposed timber beams, window to front and radiator.

Dining Room

15' 9" x 11' 2" (4.80m x 3.40m)

Exposed timber beams, window to front and radiator.

Kitchen/Breakfast Room

16' 5" x 11' 8" (5.00m x 3.55m)

Spacious kitchen/breakfast room perfect for entertaining and family living. The kitchen has ample wall and base, cupboard and drawer units with worktops over. Inset sink and drainer, electric hob and oven with space for white goods. Window to rear and radiator.

Hallway

8' 11" x 4' 8" (2.72m x 1.42m)

Leading to shower room.

Shower Room

6' 9" x 6' 0" (2.06m x 1.83m)

Shower cubicle, WC and sink. Radiator.

Landing

8' 10" x 2' 5" (2.69m x 0.74m)

Airing cupboard and eaves storage.

Bedroom 1

15' 6" x 12' 2" (4.72m x 3.71m)

Large room with loft access, window to front and radiator.

Inner Landing

4' 11" x 3' 11" (1.50m x 1.19m)

Access to bedroom 2 and dressing room/study

Bedroom 2

13' 8" x 10' 1" (4.16m x 3.07m)

Good sized room, window to front and radiator.

Dressing Room/Study

9' 3" x 4' 10" (2.82m x 1.47m)

Radiator.

Storage Room

7' 2" x 6' 6" (2.18m x 1.98m)

Limited head room, no windows.

Garden

Enclosed garden area being paved enclosed by brick walls and fencing. Access to the brick outbuilding.

Brick Outbuilding

13' 1" x 9' 0" (3.98m x 2.74m)

Water tank, cloakroom and window to front.

Parking

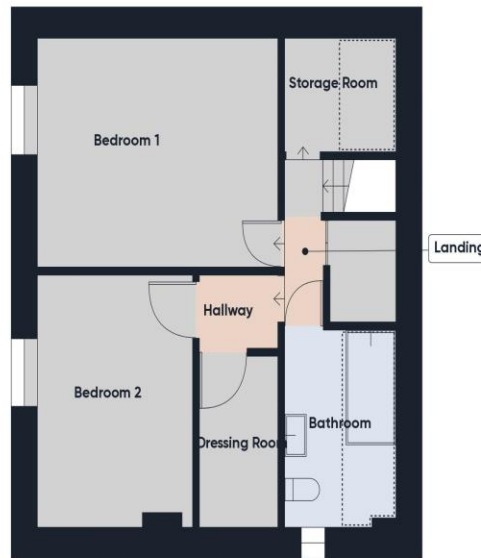
Parking to front of the property. Space for several vehicles.

Agent's Note

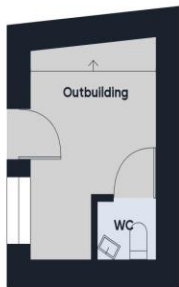
Buyers are advised that there is a recently installed sewerage treatment plant for the four cottages with a shared cost element for the maintenance and emptying. Buyers are advised that the hard standing area to the front (former front car park) has an active planning application for development requested for one 4 bedroom house.



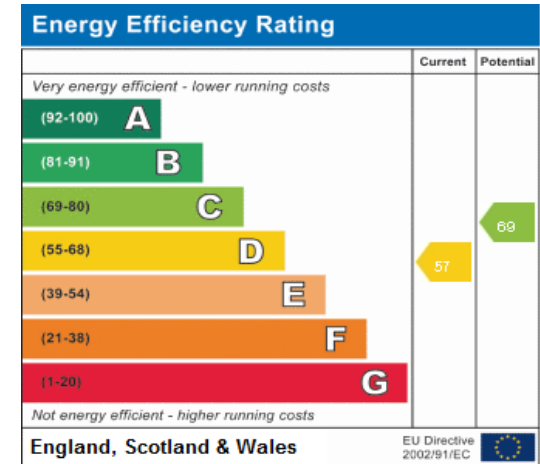
Ground Floor Building 1



Floor 1 Building 1



Ground Floor Building 2



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