



Goodwin Fox

A Fresh Approach To Property

RESIDENTIAL SALES & LETTING AGENTS



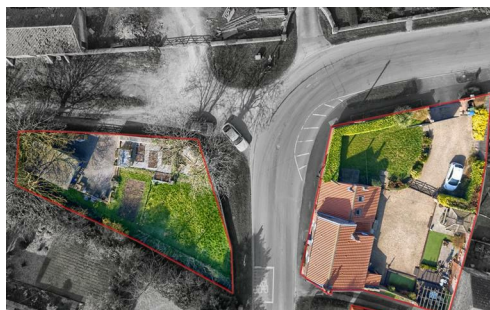
Blacksmiths Cottage Main Street

Asking Price £335,000

Welwick HU12 0RX



We are delighted to present to the market this charming detached cottage, beautifully presented throughout very much in-keeping with the age and style of property, with plenty of period features and sympathetic modern improvements such as uPVC sliding sash windows to help retain the period charm this property exudes. Set in a generous plot accessed via electric driveway gates leading to a private landscaped garden, with a second cultivated plot opposite with a garage that provides the perfect opportunity for anyone wanting to live 'The Good Life' and grown their own produce. Currently set out with two double bedrooms but the property provides ample living space via its three reception rooms so there is plenty of potential to create additional bedrooms if required. With the accommodation comprising: entrance lobby, lounge, central dining room, utility with ground floor WC, country style fitted kitchen with walk-in pantry and a large multi-purpose rear reception room with vaulted ceiling and multi-fuel burner, two separate staircases lead to the first floor where there are two double bedrooms, a former third bedroom that has been converted to a dressing room space and a bathroom with heritage style bathroom suite. This stunning home is a real gem and only by internal inspection can the quality of this unique property be fully appreciated.





Lounge

13'5" x 14'1" (4.10 x 4.31)

A uPVC door opens to a tiled front entrance lobby, with access to a useful under-stairs-storage cupboard and continuing into a spacious lounge with dual aspect uPVC windows, exposed brick chimney breast housing a multi-fuel stove set on a tiled hearth, tiled lounge flooring, radiator and with a staircase leading to the first floor.

Dining Room

16'5" x 9'6" (5.01 x 2.91)

Rear reception room leading from the kitchen with feature tiled flooring and half height wall tiling, central inglenook fireplace housing a solid fuel stove, wooden panelled ceiling, radiator, and with a uPVC window and door opening out to the rear garden.

Utility Room with WC

5'8" x 12'9" (1.73 x 3.90)

Tiled utility room with storage base unit with worktop and space for washing machine and tumble dryer, wall mounted gas combi-boiler, exposed wooden ceiling with beams, uPVC window to side aspect, radiator, tiled flooring and built-in shelves. Access leads through to ground floor WC with a toilet and basin, with further radiator and uPVC window.

Breakfast Kitchen

10'2" x 13'11" (3.10 x 4.25)

Country style fitted kitchen in a range of duck-egg colour base units with butchers block wooden worktops and a Belfast sink with mixer tap, built-in electric oven and electric hob with extraction hood, wine fridge and an integrated dishwasher. With tiled flooring to match the dining room, tiled splash back wall, radiator, front facing window with shutters, exposed ceiling beams with feature lights, ample space for a kitchen table and with access leading to the rear day room and to a really useful walk-in pantry with further uPVC window.

Day Room

14'11" x 25'1" (4.56 x 7.65)

Spacious multi-purpose room with a vaulted

ceiling with exposed beams and two velux windows, wooden flooring, fitted storage unit with Belfast sink and a central multi-fuel burning stove. To the front there is a uPVC window and door and to the rear is a further uPVC window and French doors opening out to the garden.

Landing

Two sets of staircases provide access to the first floor, with one set leading from the lounge and a second rear set of stairs leading from the dining room, with access leading to a small front landing with uPVC window which gives access to both bedrooms and the rear set of stairs leads to what was originally a third bedroom but is now used as a dressing room, with access leading through to a small area that would make a great space for a dressing table or study/office space with further radiator, rear facing uPVC window and built-in cupboard.

Dressing Area

10'9" x 7'6" (3.30 x 2.30)

Formerly a third bedroom, currently used as a dressing area with built-in wardrobes to one wall, radiator, side facing uPVC window and stairs leading from the dining room with a wooden balustrade.

Bathroom

7'2" x 9'4" (2.20 x 2.85)

Family bathroom fitted with a heritage style bathroom suite comprising of a roll top bath with mixer shower and freestanding taps, pedestal basin and WC, with a period towel radiator, fully tiled walls and patterned tiled flooring, storage cabinet and a uPVC window.

Bedroom One

13'5" x 14'2" (4.10 x 4.32)

Large front facing double bedroom with a uPVC window, radiator, feature cast iron fireplace and with built-in wardrobes.

Bedroom Two

10'7" x 14'1" (3.25 x 4.30)

Second double bedroom with uPVC window to the front aspect and radiator.

Gardens

The property is accessed via an electronic driveway gate which leads onto a large gravelled driveway that provides ample parking for multiple vehicles, with a laid to lawn section of garden beside this with planted borders and a set of gates leading through to a further gravelled section of garden that provides a great space for outdoor entertaining, landscaped with an elevated decked patio area under a pergola, with a further paved area with canopy to seat a hot tub and an outdoor kitchen style space. With storage provided by a useful brick built shed/log store and with the full garden being enclosed and screened by a mixture of walled and fenced boundaries with mature hedging for added privacy. To the right hand side of the property is a separate brick built shed to provide additional storage space.

Situated directly across from the property is a separate area of garden belonging to the property, mostly laid to lawn but having been cultivated with a number of vegetable plots and recently planted trees, located in this garden is a greenhouse and a wooden garage (4m x 5m approximately) with gravelled area in front and double gates for access. Enclosed to all sides and providing the ideal opportunity for anyone wanting to live 'the good life' and grow their own produce, keep chickens or enjoy a wild garden etc.

Agent Note

Parking: off street parking is available with this property.

Heating & Hot Water: both are provided by a gas fired boiler.

Mobile & Broadband: we understand mobile and broadband (fibre to the cabinet) are available. For more information on providers, predictive speeds and best mobile coverage, please visit Ofcom checker.



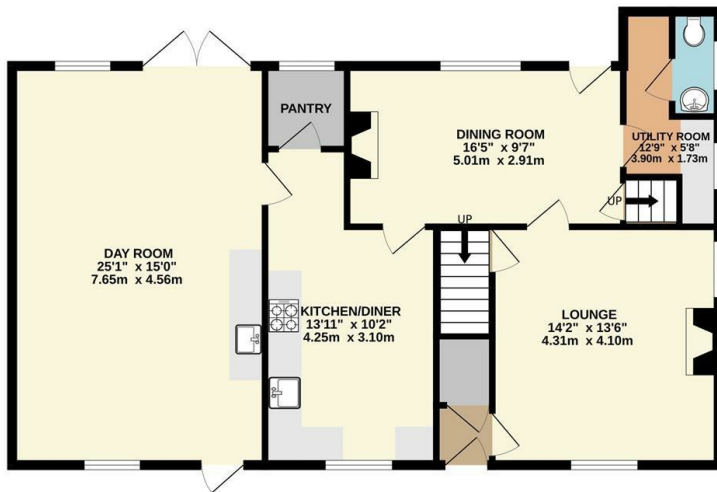


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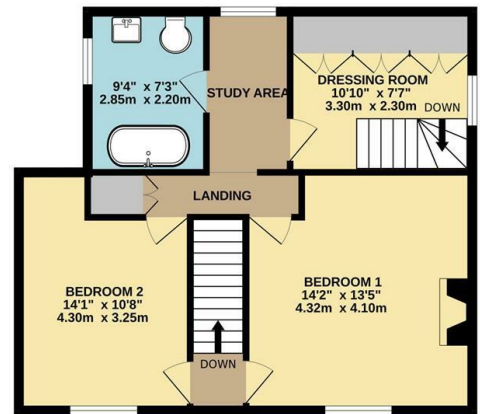
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GROUND FLOOR
1002 sq.ft. (93.1 sq.m.) approx.



1ST FLOOR
594 sq.ft. (55.2 sq.m.) approx.



TOTAL FLOOR AREA : 1596 sq.ft. (148.3 sq.m.) 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 operability or efficiency can be given.
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SERVICES

Services connected are electricity, mains gas and mains drainage.

COUNCIL TAX

Council Tax is payable to ERYC we are informed the property is in Band D.

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		86
(69-80) C		
(55-68) D	61	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC

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