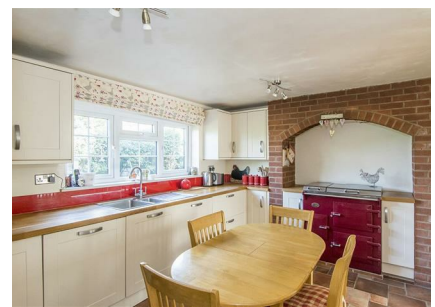


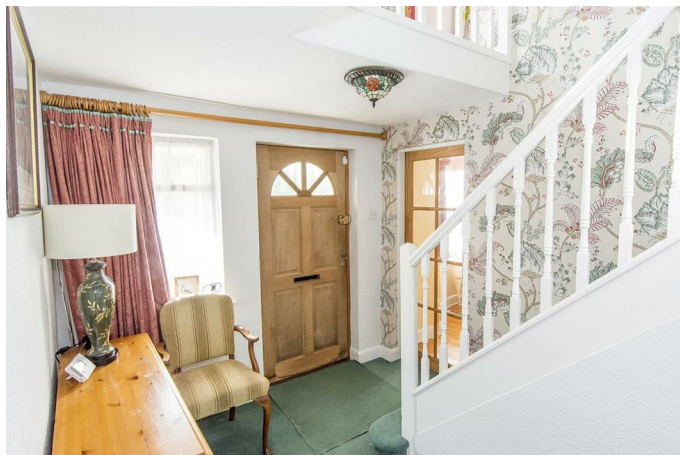
Straun Cottage Main Street, Illston On The Hill, LE7



Offers Over £400,000

Situated towards the edge of this idyllic rural village is this spacious detached family home which has been in the same ownership for approximately 60 years! The property offers great potential for extension and/or conversion of outbuildings to annex/home office/gym. The property is double glazed and has a modern propane gas central heating system. The accommodation briefly comprises: Entrance hall, lounge, 17'10" x 12'0" sitting room, fitted kitchen/breakfast room, utility room/rear porch, ground floor shower room, landing, three bedrooms and further bathroom. Outside the majority of the plot is to the side of the house with, currently, parking for one car and access to the two stables and large store. **EARLY INTERNAL VIEWING IS HIGHLY RECOMMENDED.**

Entrance Hall



Accessed via timber front door with fanlight window. Stairs rising to the first floor with under stairs storage cupboard. Double glazed window to the front elevation. Radiator. Telephone point. Doors to lounge and sitting room.

Lounge 12'6" x 12'0" (3.81m x 3.66m)

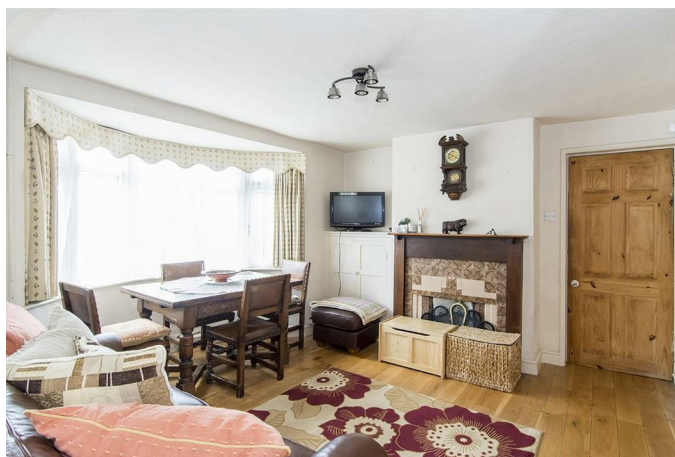


Double glazed bow window to the front elevation and further double glazed window to the rear. Feature exposed brick chimney breast incorporating cast iron woodburning stove. Exposed pine flooring. Radiator. Television point.

Lounge (Photo 2)



Sitting Room 17'10" x 11'0" (5.44m x 3.35m)



Double glazed bow window to the front elevation and further double glazed windows to front and side. Exposed oak flooring. Tiled open fireplace and timber surround. Base storage cupboard. Telephone and television points. Two radiators. Archway through to the kitchen and door to:-

Sitting Room (Photo 2)



Shower Room



Brand new shower room with a double shower cubicle with mains shower fitment, wash hand basin and low level WC. Wood effect vinyl flooring. Heated towel rail. Opaque double glazed window.

Kitchen/Breakfast Room 13'5" x 9'8" (4.09m x 2.95m)



Modern range of fitted base and wall units. Solid timber work tops with complementary splash backs. Fitted double electric oven and four ring hob beneath filter extractor fan. Fitted 'Aga' style range cooker. Fitted automatic dishwasher. Fitted under counter refrigerator. Stainless steel one and a half sink and drainer. Ceramic tiled flooring. Double glazed window to the rear elevation. Multi paned door to:-

Kitchen/Breakfast Room (Photo 2)



Utility/Rear Porch 9'8" x 5'10" (2.95m x 1.78m)

Double glazed windows to the rear and side elevations. Space and plumbing for automatic washing machine. Fitted double wall unit. Radiator. Access to small loft space. Timber door leading out to the rear garden.

Galleried Landing



Timber balustrade. Double glazed windows to the front and rear elevations. Radiator. Airing cupboard housing modern propane gas fired combination central heating boiler. Doors to rooms.

Bedroom One 12'7" x 11'11" (3.84m x 3.63m)



Double glazed window with views over paddock land to the rear, and further double glazed windows to the front and rear. Fitted pine facing wardrobes and dressing table spanning one wall. Radiator.

(Bedroom One Photo Two)



View from Bedroom One



Bedroom Two 10'11" x 8'3" (3.33m x 2.51m)



Double glazed window to the front elevation. Fitted single wardrobe and chest of drawers. Radiator.

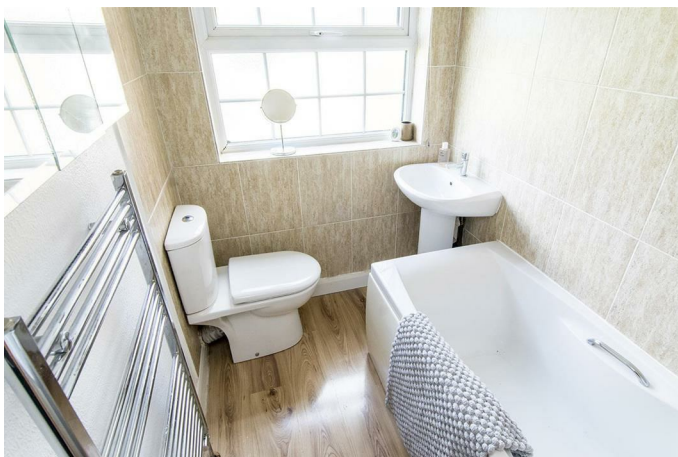
(Bedroom Two Photo Two)



Bedroom Three 8'4" x 6'7" (2.54m x 2.01m)

Double glazed window to the front elevation. Radiator.

Bathroom



Panelled bath with mixer shower attachment. Pedestal wash hand basin. Low level WC. Complementary tiling. Heated towel rail. Wood effect vinyl flooring. Opaque double glazed window.

Outside



To the front of the property is a chain link fence and steps up to the front door. A double 5 bar gate provides access to the rear and side gardens, and parking.

The garden is mainly to the side of the house and is currently uncultivated with paving, parking for one car and access to the outbuildings. The gardens are enclosed by hedging and offer great potential for further development.

Outside (Photo 2)



Outbuildings



Outside WC: Integral to the house with low level WC.

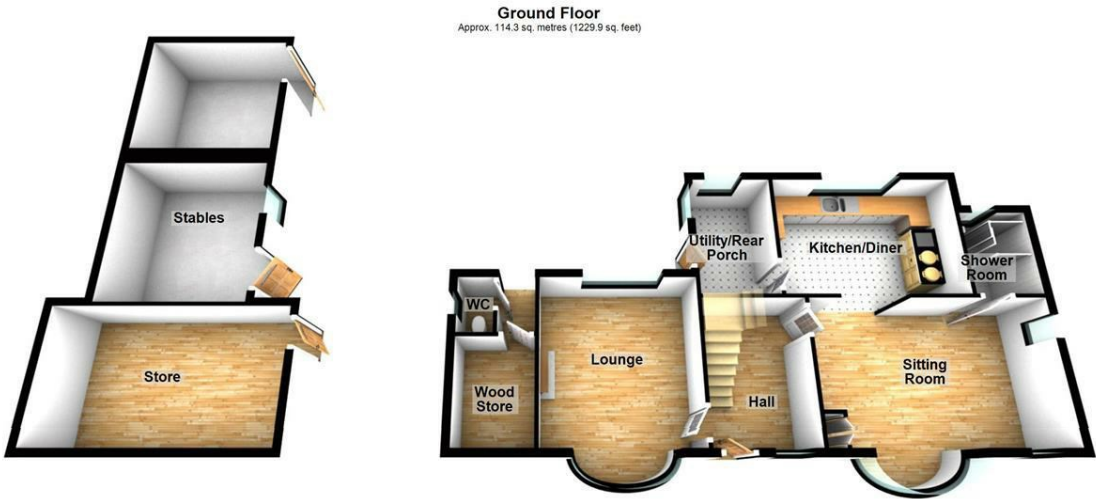
Wood Store: 7'10" x 5'6" Integral to the house.

Garage/Workshop: 17'11" x 10'2" Single door access from the garden.

Stable One: 11'7" x 11'3" Accessed via wide timber stable door. Window to the front. Lighting.

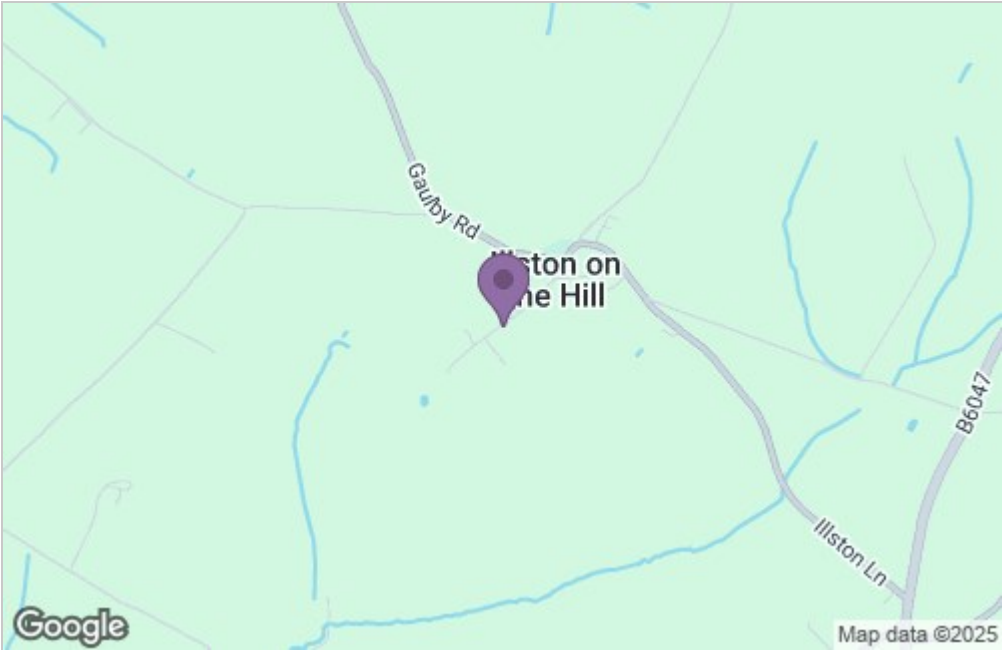
Stable Two: 11'7" x 11'3" Accessed via wide timber stable door. Power and lighting.

Floor Plan

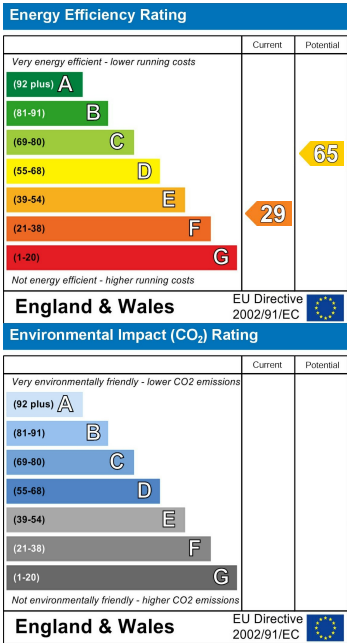


Total area: approx. 156.8 sq. metres (1687.5 sq. feet)
THIS FLOOR PLAN WAS PRODUCED BY ADAMS AND JONES ESTATE AGENTS AND REMAINS PROPERTY OF THEM INDEFINITELY. ADAMS AND JONES RESERVE THE RIGHT TO CHARGE A FEE TO ANY OTHER AGENT OR VENDOR ATTEMPTING TO USE THESE PLANS FOR MARKETING PURPOSES WITHOUT PRIOR WRITTEN PERMISSION.
Plan produced using PlanUp.

Area Map



Energy Efficiency Graph



Service without compromise