

SHEPHERD STREET, MARTON CV23 9RW



A PICTURESQUE TWO BEDROOM CHARACTER COTTAGE, WHICH HAS BEEN SYMPATHETICALLY RENOVATED TO A VERY HIGH STANDARD.

- Detached Former Coach House
 - Character Features
 - South Facing Garden
 - Two Bedrooms
 - Country Kitchen Diner
 - Large Living Room
 - Family Bathroom
 - Guest Shower Room
- Outbuildings including a Home Office
 - Off Road Parking

2 BEDROOMS

OFFERS OVER £400,000

Hawkesford's are delighted to bring to market this charming two bedroom former coach house, located in the popular village of Marton.

With a wealth of character features, which have been seamlessly combined with contemporary finishes, it really gives the property the wow factor.

As soon as you step through the door, you start to see how much dedication has gone into the property by the current owners. The property has style, charm and a real cosy feel throughout, making it the perfect place to while away the winter months.

The fantastic living room, with a double sided wood burning stove, exposed brickwork and timber beams, together with the neutral décor, grey carpet and black anthracite patio doors, show how well these two styles work together.

The country style kitchen diner, has more of a rural feel, but again is finished to a very high standard with the center piece being the six ring Rangemaster oven set into the old fireplace. The undermount Belfast sink, solid wood worksurfaces, open plate rack and contemporary light features, finish the room off perfectly.

The downstairs guest shower room, features a large walk in shower cubical, built in vanity wash basin and toilet. And there is no lack of storage, as in the welcoming entrance hall, there are multiple cupboards for coats, boots and the like.

Upstairs has a more contemporary feel, but there are still the rustic touches. The main bedroom has a number of built in wardrobes and open shelves, as well as lovely views towards the village church. The second bedroom benefits from having a deceptively large built in wardrobe/ airing cupboard, which also houses the Worcester boiler and again offers a vast amount of space for clothes.

The family bathroom is a gem of a room, presented in a more traditional style, having the free standing claw foot bath, pedestal wash hand basin and high level flush toilet and a walk in shower cubical, combine to make this the perfect place to unwind.

From the parking area to the side of the property, access to the rear garden is via a pedestrian gate, but there are also large double gates for vehicular access, or to provide secure storage for a caravan/motorbike etc.

Outside the south facing garden is very private, with a large patio area for outside dining, circular lawn, raised bed with established plants and shrubs, timber built log stores and access to the outbuildings.

The first of the outbuildings is currently used as a home office and benefits from having power and light. It also has the originally metal framed windows and could easily be converted into additional guest accommodation if needed.

Next to the office there is a small store, which the current owners have turned into a utility room. With space and plumbing for a washing machine, space for a tumble dryer, space for a freestanding fridge/freezer as well and storage cupboards, base units and a sink.

The final building is a large workshop/garage, with double doors giving access inside. Again the room benefits from having power and light and a number of open shelves.

Internal viewings are strongly recommended, to enable you to see everything this family home has to offer.

FOR MORE INFORMATION OR TO ARRANGE A VIEWING, PLEASE EMAIL
SOUTHAM@HAWKESFORD.CO.UK OR CALL 01926 811848

Room Sizes

Living Room 11'11" x 23'1" (3.646 x 7.047)

Shower Room 5'8" x 6'11" (1.740 x 2.125)

Kitchen 13'11" x 14'9" (4.260 x 4.511)

Bedroom One 15'0" x 9'6" (4.590 x 2.917)

Bedroom Two 8'6" x 11'1" (2.594 x 3.391)

Family Bathroom 5'6" x 14'0" (1.696 x 4.276)

Office 7'6" x 16'7" (2.305 x 5.073)

Utility Room 5'9" x 7'3" (1.754 x 2.219)

Workshop 13'4" x 11'11" (4.068 x 3.641)

maximum measurements.

Viewing

Strictly by appointment through Hawkesford

Council Tax

We understand the property to be in Band E

Additional Notes

All electrical appliances mentioned within these sales particulars have not been tested. All measurements believed to be accurate to within three inches.

Fixtures

Only those mentioned within these particulars are included in the sale price.

Services

All mains services are believed to be connected.

Sales Tenure

We believe the property to be Freehold. The agent has not checked the legal status to verify the Freehold status of the property. The purchaser is advised to obtain verification from their legal advisers.

Photography

Photographs are reproduced for general information only and it must not be inferred that any item is included for sale with the property.

Free Market Appraisal

Considering Selling or Letting your property? For a FREE Market Appraisal on a No Sale, No Fee basis contact 01926 811848.

Surveys

Hawkesford Survey Department has qualified Surveyors with local knowledge and experience to undertake Building Surveys, RICS Homebuyers Reports, Probate, Matrimonial, Insurance Valuations

Financial Advice

We can put you in contact with an independent financial advisor who can provide up to the minute whole of market mortgage information. Please contact Hawkesford on 01926 811848.

Disclaimers

Whilst we endeavour to make our sales details accurate and reliable they should not be relied upon as statements or representatives of fact and do not constitute any part of an offer or contract. The seller does not make or give, nor do we or our employees, have authority to make or give any representation or warranty in relation to the property. Please contact the office before viewing the property. If there is any point that is of particular importance to you, we will be pleased to check the information for you and to confirm that the property remains available. This is particularly important if you are contemplating travelling some distance to view the property. We would strongly recommend that all the information which we provide about the property is verified on inspection and also by your conveyancer.



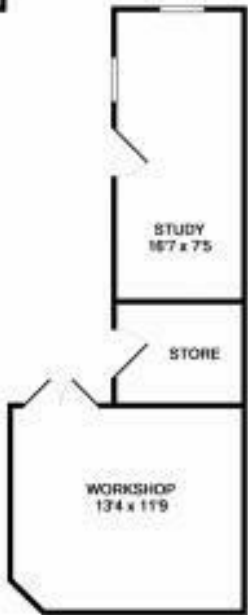












GROUND FLOOR
APPROX. FLOOR
AREA 983 SQ. FT.
(91.4 SQ. M.)



1ST FLOOR
APPROX. FLOOR
AREA 517 SQ. FT.
(44.3 SQ. M.)

TOTAL APPROX. FLOOR AREA 1400 SQ. FT. (135.6 SQ. M.)

While every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or misstatement. 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 operating or efficiency can be given.
Made with floorplan (2017)

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

Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England & Wales	EU Directive 2002/91/EC	

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