



Chapel Street, Haconby Bourne  
£375,000 **Freehold**

QUENTIN  
MARKS





# Key Features



- Character Cottage
- 3 Double Bedrooms
- Lounge
- Sitting Room
- Dining Room

This cottage has character in abundance, with a wealth of exposed beams and stonework to be found, together with many other features throughout the building. Whilst the barn to the right hand side of the driveway is included in the sale, it should be noted that the barn to the rear is not. The site plan should help identify what is included in the sale, however please do refer to the special notes at the end of these particulars of sale.

The cottage itself is entered from the front door into a welcoming Sitting Room (4.4m x 3.6m) having a woodburner set on a quarry tiled hearth, and with a flagstone floor. An inner lobby with stairs to the first floor leads to a beautiful Dining Room (4.2m x 3.5m) with a lovely open fireplace.





At the other end of the cottage, another reception room, the Lounge (4.6m x 4.3m) has a wonderful inglenook fireplace with inset (feature only) range cooker, and set into the inglenook also a bread oven.

There is a side porch, and a downstairs wetroom. Leading off the Sitting Room you come to the Kitchen (4.4m x 2.7m) with a range of units, and access from here and through a Utility Room leads to a lovely Garden Room (3.9m x 3.5m) with views and access to the garden.

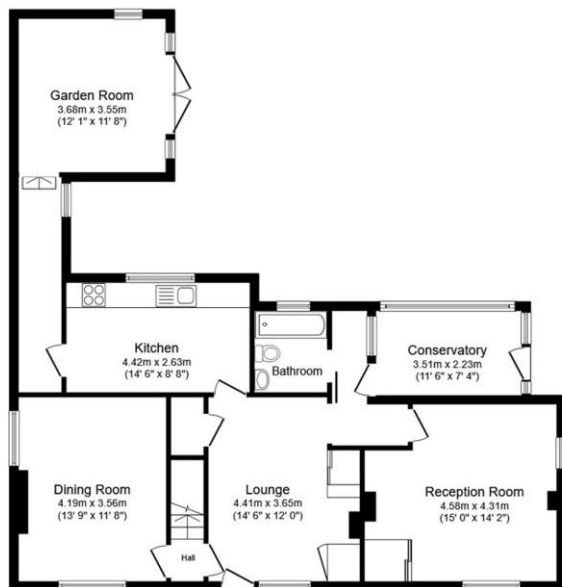
Upstairs you will find 3 large double bedrooms, although it should be noted that 1 bedroom is accessed through another that has a restricted ceiling height of 1.76m. Bedroom 1 is 4.2m x 3.6m, Bedroom 2 4.4m x 3.0m and Bedroom 3 is 3.8m x 3.2m. On the first floor there is also a bathroom with a 4 piece bathroom suite.

The property has the benefit of oil fired central heating from a recently replaced boiler, and double glazed windows.

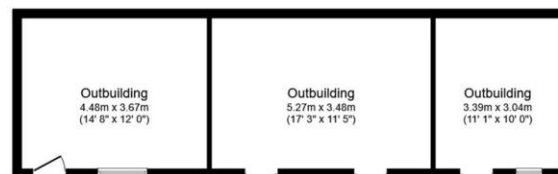
Outside, a driveway provides access for a number of vehicles, and there is a lovely cottage garden planted out with numerous bulbs, plants, shrubs and bushes. A substantial 'Ancaster' detached brick built barn offers tremendous potential.

Special Notes: As mentioned above, the barn nearest the main road is included within the sale, whilst the one at the rear is not. The barn to the

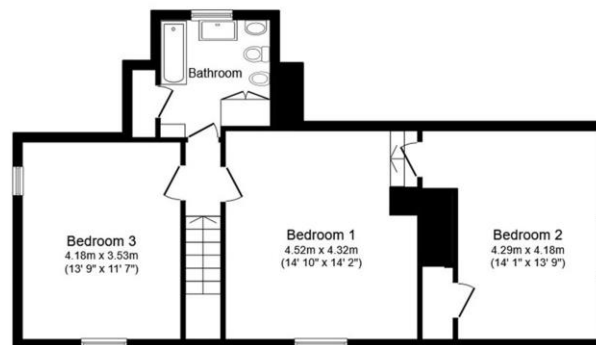




**Ground Floor**



**Outbuilding**



**First Floor**

rear, and the adjacent building plot are being sold as 2 separate lots for development by our Land & New Homes Department. Should a party be interested in purchasing either, or both of those additional lots, then, subject to them remaining for sale, this will be possible.

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INFORMATION



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