



**HENDERSON  
CONNELLAN**  
ESTATE AGENTS

# West Street, Geddington

3 1 1



## "Michealmas Cottage"

Commanding an elevated position, with stunning views of the historic Queen Eleanor Cross, illuminated by night, and beyond to the Bridge and Ford – this lovely stone cottage is situated in the historic heart of the village. The equally impressive interior benefits from gas central heating and includes an entrance hall, a generous living/ dining room with feature fireplace and working fire as well as exposed beams, the kitchen has a range of Oak style units with Butler sink and Range cooker. Upstairs the light filled landing leads to a principal bathroom and three bedrooms, all with built in storage. Outside the lovely garden enjoys a secluded feel, arranged with easy care in mind with a useful outbuilding ideal for a workshop, utility area or scope to convert to a study for home working. The picturesque Church is moments away as well as a primary school, fine rural walks are on your doorstep.

**Living/Dining Room** - 6.43m x 3.99m (21'1" x 13'1")

**Kitchen** - 4.37m x 2.24m (14'4" x 7'4")

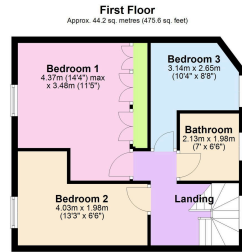
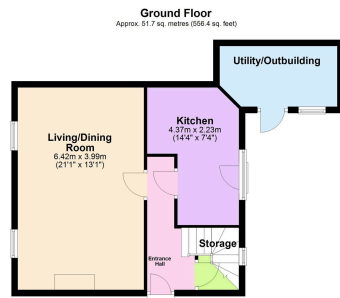
**Bedroom One** - 4.37m x 3.48m (14'4" x 11'5")

**Bedroom Two** - 4.04m x 1.98m (13'3" x 6'6")

**Bedroom Three** - 3.15m x 2.64m (10'4" x 8'8")

**Bathroom** - 2.13m x 1.98m (7'0" x 6'6")





Total area: approx. 95.9 sq. metres (1032.1 sq. feet)

- Grade II listed
- Three Bedrooms
- First Floor Bathroom
- Character property
- Village Location
- EPC: Exempt
- Council Tax: D
- Courtyard Garden



Disclaimer: These particulars do not form part of any offer or contract and should not be relied upon as statements or representations of fact. Any areas, measurements of distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive.

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