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“Hawthorn Cottage”



Hawthorn Cottage
Main Street
East Farndon
LE16 9SH



"Hawthorn Cottage"

Neatly tucked away from the road and boasting undulating countryside views in the heart of East Farndon, this charming four bedroom detached cottage not only offers the perfect position with off road parking for five cars, but also boasts a wealth of characterful features, and deceiving dimensions throughout!





Property Highlights

Dating back to 1871, this truly exceptional cottage retains a wealth of period features with exposed brickwork, stone flooring and fireplaces, and a wonderful traditional style layout with the added benefit of an additional 'summer kitchen', walk-in pantry and boot room.

Offered for sale with no onward chain!

Entrance is gained from the side of the property into a welcoming and generous hallway with gorgeous red brick tiled flooring and an original cast iron fireplace. This inviting space offers ample room for coat and shoe storage and access to the guest WC.

Stunning, modern country style kitchen/breakfast room with tiled flooring, a beautiful solid wood pantry cupboard, LED spotlights, and ample space for a dining table and chairs. The kitchen comprises a range of solid wood eye and base level units with a combination of a solid oak and granite worktop and a ceramic double bowl sink. There is a feature AGA recessed into a brick exposed inglenook which is used for cooking and controls the hot water, space for a dishwasher and fridge/freezer.

Walk in pantry with plenty of shelving, a fitted cupboard and ample space for storage if desired.

Summer kitchen/utility offering a practical space with red brick flooring, LED spotlights, a solid oak beam and access into the boot room. There are additional base level units, a solid oak worktop, a ceramic bowl sink, additional 'Britannia' range style cooker and space for washing machine.



Property Highlights

Boot room with external front to back access, stone tiled flooring, space for additional appliances and cloakroom storage, and housing the oil boiler.

Beautifully appointed living room offering a rural retreat with its dual aspect overlooking the garden, a feature log burner set on a red quarry tiled hearth and an exposed brickwork offering an additional focal point to the room.

Formal dining room/second reception room offering a truly impressive room overlooking the rear garden and countryside beyond with a South-East facing aspect. This fabulous room is currently used as a dining room with wide planked wood flooring, spotlights, a log burner style fire place, windows with wooden shutters and French doors lead out to the garden.

Ground floor study boasting a flexible floorplan with the potential to also be used as a snug with an open fireplace and fitted cabinetry recessed into the alcoves

Stairs rise with attractive dado panelling up to a split level, first floor landing with access to two bedrooms on one side of the property and a further two with a bathroom on the other side.

Four double bedrooms all boasting excellent proportions, a neutral decor and a wealth of character with picture rails, raked ceilings and deep skirting boards



Property Highlights

Impressive main bedroom boasting a dual aspect with two feature windows and access to a generous en suite shower room. The traditional style en suite benefits from painted, timber floorboards, fitted cabinetry and a four piece suite to include a fully tiled and enclosed shower, a low level WC, a bidet and a wash hand basin.

Bedroom two would make an ideal guest room with a dual aspect benefiting from an open outlook across the neighbouring countryside, a fitted wardrobe and a vanity enclosed wash hand basin.

Bedroom four offers a unique aspect with a hidden, extensive and converted store room measuring approximately 16'2 in length with vaulted ceilings, carpeting and a charming window overlooking the field views. This amazing space is secretly hidden and accessed via the wardrobe, and is one not to be missed!

Luxury family bathroom with views of the countryside beyond, access to a fitted airing cupboard and a three piece suite. The three piece suite incorporates a panel enclosed bath with shower over, a low level WC and a pedestal wash hand basin.





Outside

Set back from the road and neatly hidden away, the property offers a secluded position with a gravelled driveway providing off road parking for five cars. A charming, res brick period wall encloses the property with a low level iron gate and a cobbled path leads to the property's side entrance. Either side of the cobbled pathway are well manicured hedgerows and there is also access to a detached, small brick built outbuilding perfect for storage and the boot room adjoining to the side of the property. The red brick cottage sits further back and the garden wraps around occupying a desirable plot. The garden features a variety of cottage style sections with established plantings, gravelled borders and block paved paths leading to a main lawn section. A paved patio is well situated overlooking the garden and neighbouring countryside beyond which flows from the rear boundary, and offers an excellent seating area retained by a low level brick wall. The garden is enclosed by established shrubbery and mature trees offering a good degree of privacy; whilst still boasting a view of the fields beyond.



Measurements

Living Room

5.64m x 3.66m (18'6" x 12'0")

Study

3.71m x 3.2m (12'2" x 10'6")

Kitchen /Breakfast Room

6.07m x 3.58m (19'11" x 11'9")

Summer Kitchen

3.96m x 1.96m (13'0" x 6'5")max

Garden Room

4.93m x 4.9m (16'2" x 16'1")max

Boot Room

3.33m x 1.93m (10'11" x 6'4")

Main Bedroom

4.11m x 3.71m (13'6" x 12'2")

En Suite Shower Room

3.51m x 2.39m (11'6" x 7'10")

Bedroom Two

3.91m x 3.61m (12'10" x 11'10")max

Bedroom Three

3.76m x 3.2m (12'4" x 10'6")max

Bedroom Four

3.58m x 2.64m (11'9" x 8'8")

Bathroom

3.3m x 2.62m (10'10" x 8'7")

Converted Storage Room

4.93m x 3.91m (16'2" x 12'10")

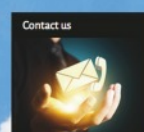
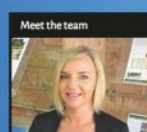


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