



Violet Cottage Newgate, Barlow, S18 7TF

# Violet Cottage Newgate

Offers In The Region Of

## £650,000

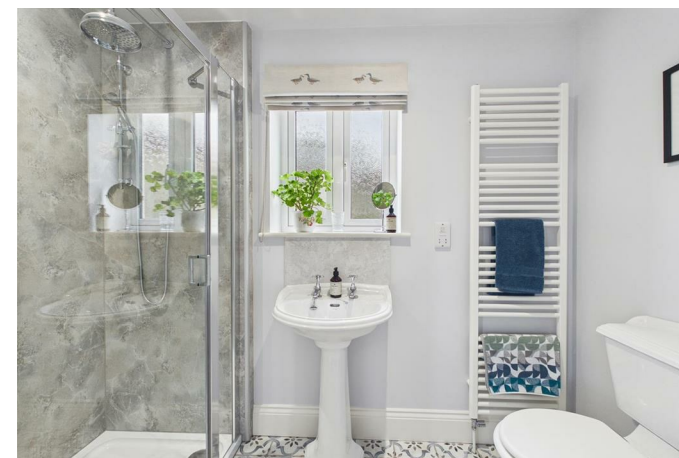
This beautiful three bedroomed detached cottage is delightfully situated amidst rural surroundings and enjoys a stunning outlook over the countryside.

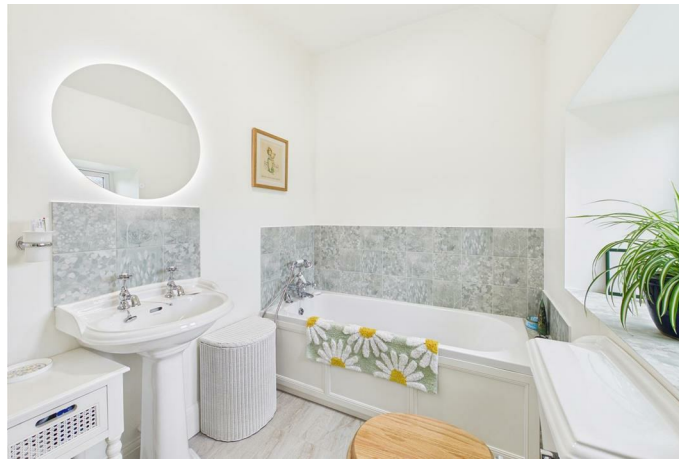
Originally built in 1910 the property has been lovingly extended and sympathetically refurbished since 2022 to an exceptionally high standard to include a new slate roof, extensive replastering, upgraded wiring, and new windows. Located only a few minutes drive from the centre of the increasingly sought after village or Barlow with its excellent range of amenities including cafe and two renowned bistro pubs along with a reputable primary school, the property possesses a wealth of charm and character blended with up to date modern appointments and briefly comprises: entrance hall, outstanding dining kitchen fitted in 2023 along with new Rayburn condensing oil fired central heating boiler and quartz worksurfaces and a walk in large pantry. Cosy living room with feature fireplace, stone heath and log burning stove (again in 2023), side entrance /utility ideal for muddy boots, coats and anyone with pets, excellent downstairs shower room/WC. First floor landing with access via a ladder to the loft space which is 2/3 boarded for storage. Two front facing double bedrooms which take full advantage of the stunning views, large single bedroom and superb family bathroom which again has been attractively refurbished.

Undoubtedly the beautiful garden is a most appealing feature of this property, perfectly complementing the accommodation with enclosed lawned and walled forecourt. The garden continues to the far side again primarily lawned with an interesting feature being the original well (which is capped for safety). Tegular paved drive leads in providing ample off road parking with the main part of the garden having a stone flagged sitting out area, various fruit trees including apple and plum, greenhouse, shed, summerhouse. External power, lighting and cold water tap.



- Truly delightful three bedroomed stone built detached cottage
- Beautifully refurbished and sympathetically extended since 2023
- New windows, roof and Rayburn boiler
- Magnificent views
- Rural fringe of this highly sought after village
- Two bathrooms - both with underfloor heating along with the side entrance/utility
- Most attractive well established garden with parking
- EPC: D
- Council Tax Band: B
- Tenure: Freehold





While we endeavour to make our sales particulars fair, accurate and reliable, they are only a general guide to the property and, accordingly, if there is any point, which is of particular importance to you, please contact the relevant office. The Agents have not tested any apparatus, equipment, fittings or services and so cannot verify they are in working order. The Buyer is advised to obtain verification. Please note all the measurement details are approximate and should not be relied upon as exact. All plans, floor plans and maps are for guidance purposes only and are not to scale. Under no circumstances should they be relied upon as exact or for use in planning carpets and other such fixtures, fittings or furnishings. YOUR HOME IS AT RISK IF YOU DO NOT KEEP UP REPAYMENTS ON A MORTGAGE OR OTHER LOAN SECURED ON IT. A Life Assurance policy may be requested. Written Quotations of credit terms available on request.

