



**Coachmans Cottage, Sparkwell PL7 5DG**

**welcome to**

## **Coachmans Cottage, Sparkwell**

A charming 3-bedroom character cottage in the heart of Sparkwell, offering a characterful lounge, cosy snug, a ground-floor master bedroom, and a stylish farmhouse-style kitchen. The property includes a convenient downstairs shower room and two further bedrooms upstairs. Call Fox and Sons NOW!



### Entrance Hall

Upon entry, you have a lounge, stairs to the first floor and door access to the kitchen.

### Lounge

Double glazing to the front with fitted blinds, log burner and door access to the dining room.

### Kitchen

A range cooker, hood and extractor fan, space for an Aga cooker, double glazing to the side elevation, space for appliances, storage cupboards with additional obscured double glazing to the front elevation.

### Utility Room

Double glazing to the side elevation, space for a washer and dryer.

### Shower Room

Located in the downstairs hallway, the shower room possesses a wc, shower, vanity sink, extractor fan, radiator and sky light.

### Snug

Stairs up to storage, door access to bedroom 1, radiator, double glazing to the side elevation and a wood burner.

### Dining Room

Space for a dining table and patio doors to the garden.

### Bedroom 1

Located on the ground floor, double glazing to the side elevation, storage cupboards and patio doors to the garden.

### First Floor Landing

Door access to bedroom 2, 3 and bathroom.

### Bedroom 2

Double glazing to the front elevation and a radiator.

### Bedroom 3

Lovely countryside views, double glazing to the rear and a radiator.

### Bathroom

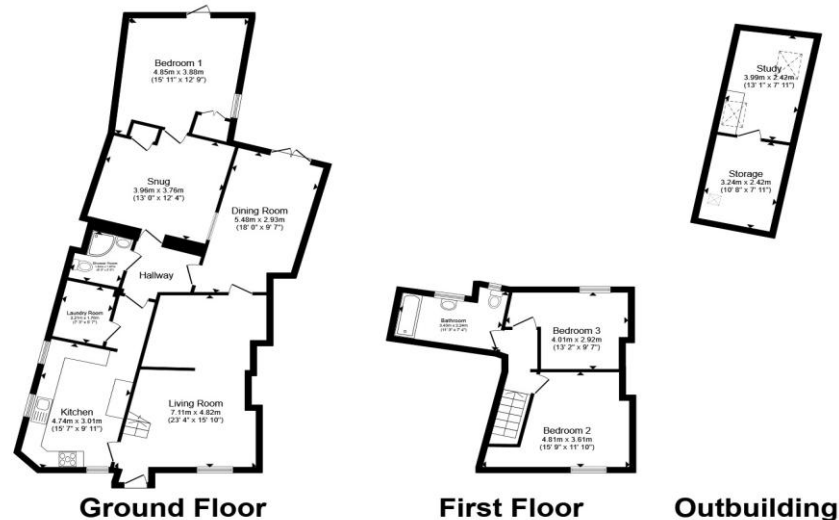
A bath with an overhead shower, sink, wc, radiator towel rail and 2 double glazed windows to the rear.

### Rear Garden

A large rear garden with decking, patio and lawn laid. Space for a hot tub and access to the summer house and an additional shed to the rear of the garden.

### Summer House

Power and lighting.



Total floor area 154.5 m<sup>2</sup> (1,664 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by [www.propertybox.io](http://www.propertybox.io)



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## Coachmans Cottage, Sparkwell

- Character Cottage
- 3 Bedrooms
- Snug
- Summer House - Used As A Home Office
- Large Rear Garden

Tenure: Freehold EPC Rating: Exempt  
Council Tax Band: B

offers in the region of

**£489,950**



Please note the marker reflects the  
postcode not the actual property

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