



**APPLETREE COTTAGE, 2 MAIN ROAD, MIDDLE MAYFIELD, DE6 2JT**  
**PRICE: OFFERS OVER £245,000**

## DESCRIPTION

This extended, characterful mid terrace cottage has been refurbished in recent years and offers well-proportioned three bedroomed accommodation retaining much of its original charm. The property also has the benefit of a delightful, larger than average rear garden.

Occupying a village location surrounded by open countryside with delightful walks from the doorstep.

The accommodation briefly comprises sitting room with wood burning stove, dining kitchen with bi-fold doors opening into the conservatory along with a ground floor cloakroom. On the first floor there are three bedrooms and a family bathroom.

The property is currently run as a successful holiday let and a prospective purchaser could continue to do so with ease as the furniture & contents are also available by separate negotiation.

## ACCOMMODATION

A composite front entrance door opens into the

**Sitting Room** 4.66m x 4.20m (15'4" x 13'9") overall measurements. Having a upvc double glazed front aspect window, radiator, panelling to half height, feature fireplace with wooden lintel, brick inset, tiled hearth and inset wood burning stove. Staircase leading to first floor and door leading into the

**Dining Kitchen** 4.88m x 3.51m (16' x 11'6") overall measurements. Comprising base kitchen units in cream with wooden work surface over and inset twin Belfast sink with tiled splashback. Rangemaster with double oven, grill and warming drawer, six burner gas hob with stainless steel extractor hood above. The washer/dryer and fridge/ freezer are also included in the sale. Rear aspect upvc double glazed window, two modern vertical radiators and bi-fold glazed doors open into the

**Conservatory** with upvc double glazed windows, tinted glass roof and upvc double glazed rear entrance door opening onto the garden.

**Ground Floor Cloakroom** with low flush w.c, wash hand basin and tiling to half height.

**First Floor Landing** with access to the roof space and doors lead to the bedrooms and bathroom

**Bedroom One** 3.32m x 2.69m (10'7" x 8'10") with front aspect upvc double glazed window, radiator, recessed ceiling spot lighting and in-built cupboard/wardrobe over the stairs.

**Family Bathroom** Being fully tiled and comprising bath with shower attachment to the taps and glazed shower screen, low flush wc and wash hand basin with vanity unit below. Recessed ceiling spot lighting, extractor fan and heated towel rail.



**Bedroom Two** 3.66m x 2.44m (12' x 8') having a rear aspect upvc double glazed window with delightful views over the gardens and surrounding countryside. There is a radiator and in-built cupboard housing the Worcester LPG gas central heating boiler.

**Bedroom Three** 2.64m x 2.67m (8'8" x 8'9") with radiator and rear aspect upvc double glazed window, again with similar views to bedroom 2.

#### **OUTSIDE**

There is a larger than average sized garden with paved patio immediately to the rear of the property. Three steps lead to a generous sized lawn with well stocked borders and specimen trees. There is a summer house and timber garden shed. There is also a right of way access across the neighbouring property to the rear garden.

The LPG gas storage tank is located at the bottom of the garden.

#### **SERVICES**

It is understood that mains electric, water and drainage are connected. LPG gas central heating.

#### **FIXTURES & FITTINGS**

Other than those fixtures and fittings specifically referred to in these sales particulars no other fixtures and fittings are included in the sale. No specific tests have been carried out on any of the fixtures and fittings at the property.

#### **TENURE**

It is understood that the property is held freehold but interested parties should verify this position with their solicitors.

#### **COUNCIL TAX**

For Council Tax purposes the property is in band C.

#### **EPC RATING D**

#### **VIEWING**

Strictly by prior appointment with the sole agents Messrs Fidler-Taylor & Co on 01335 346246.

#### **WHAT3WORDS**

reclusive.troubled.placidly

Ref FTA2821





GROUND FLOOR  
476 sq.ft. (44.2 sq.m.) approx.

1ST FLOOR  
399 sq.ft. (37.0 sq.m.) approx.



TOTAL FLOOR AREA: 875 sq.ft. (81.3 sq.m.) approx.  
While every attempt has been made to ensure the accuracy of the floorplan contained herein, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee is made as to their operability or efficiency can be given.  
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