

Hollyhock Cottage Raw Green,  
Cawthorne S75 4AW

OFFERS AROUND  
£850,000



THIS THREE BEDROOM DETACHED STONE BUILT COTTAGE SITS PROUDLY UPON A  
LARGE CORNER PLOT WITH LANDSCAPED GARDENS, DRIVEWAY, DOUBLE GARAGE  
AND POTTING ROOM/WORKSHOP.

FREEHOLD / COUNCIL TAX BAND: G / ENERGY RATING: E

PAISLEY  
PROPERTIES

### **ENTRANCE PORCH 7'1" apx x 6'0" max**

You enter the property through a traditional arched timber door into this welcoming entrance porch. There are exposed beams to the ceiling, a side facing window and attractive parquet effect tiled flooring underfoot. The room offers space to remove and store outdoor coats and shoes and part glazed doors lead to the utility room and dining room.

### **UTILITY 7'6" apx x 5'9" apx**

Conveniently positioned between the entrance porch, W.C and kitchen this handy utility has plumbing for a washing machine and space for other appliances such as a tumble dryer and/or freestanding freezer. There is an angled ceiling, a front facing window, tiled parquet effect flooring, and doors which lead to the three adjoining rooms.



### **DOWNSTAIRS W.C 5'10" apx x 3'7" apx**

Fitted with a corner vanity unit, including cupboard storage, a round hand wash basin with mixer tap which sits above, and a low level W.C this room also has a cupboard neatly housing the property's central heating boiler. There is a side facing window, parquet effect tiled flooring and a door leads to the utility.

### **BREAKFAST KITCHEN 18'9" into the window x 10'5" apx**

This sizeable farmhouse style kitchen has beautiful exposed timber ceiling beams and dual aspect windows which look out over the gardens. The kitchen is fitted with wall and base units with gloss doors, tiled worktops and splash backs, a one and a half bowl sink and drainer with mixer tap, Aga, concealed extractor fan and integrated fridge and dishwasher. The room can accommodate a breakfast table if desired, there is tiled flooring and doors lead to the dining room and utility.





### **DINING ROOM 16'11" including stairs x 14'11" apx**

Sitting at the heart of the home is this spacious dining room which offers ample space to house a large table and chairs. There are exposed timber ceiling beams, stone window sills, and a brick and stone feature open fireplace with an alcove to one side. Dual aspect windows to the front and back provide a lovely outlook over the gardens, an open staircase rises to the first floor landing and doors lead to the kitchen, conservatory and lounge.



### **LOUNGE 23'9" into the bay x 12'9" apx**

This impressive formal lounge can comfortably house a range of freestanding furniture and has an attractive brick fireplace with timber surround and stone hearth, which creates a wonderful focal point. The room has exposed timber ceiling beams, and windows with stone sills to three sides, one boasting a window seat, allowing natural light to flood in and the views of the garden to be enjoyed from the comfort of indoors. A door leads to the dining room.



### **CONSERVATORY 8'2" max x 6'8" apx**

This room is the perfect addition to link the house and garden. With space for seating, glazing to three sides and a glazed door which opens onto the patio, this is a fantastic place to sit and appreciate your surroundings even on rainy days. A door leads into the dining room.

### **FIRST FLOOR LANDING**

Stairs ascend from the dining room to the first floor landing which runs along the front of the property with exposed timber beams, two front facing windows and a Velux skylight. There are doors leading to the three bedrooms and house bathroom. There is also a useful airing cupboard.



### **BEDROOM ONE 12'5" apx x 10'10" plus wardrobes**

From the landing, up a few steps, sits the principal double bedroom which has fitted wardrobes alongside space for freestanding items. There are dual aspect windows which probably enjoy the best views of the garden and countryside beyond and doors lead to the en-suite and landing.



**EN-SUITE BATHROOM 12'11" max x 5'11" apx**

Fitted with a three piece suite including full size bath with shower over, a hand wash basin which sits upon a vanity unit, and a low level W.C this well proportioned bathroom also benefits from a built in dressing table. The room is partially tiled, has a front facing obscure glazed window and door leading to the bedroom.



**BEDROOM TWO 15'1" apx x 10'6" max**

This generously sized second double bedroom has exposed ceiling beams, windows with stone sills to all three elevations overlooking the gardens, and plenty of space for a selection of freestanding bedroom furniture. There is a door leading to the landing and loft access hatch.



### **BEDROOM THREE 9'7" max x 8'5" max**

Currently fully fitted with wardrobes having been previously used as a walk in dressing room this could be re purposed as a single bedroom, home office or hobby room if required. There is a ceiling beam, rear facing window with stone sill and a door which leads to the landing. Measurements are into the wardrobes.



### **SHOWER ROOM 10'11" max x 9'6" max**

Comprising of a three piece suite including a corner shower cubicle, pedestal hand wash basin and low level W.C this T shaped shower room also has a handy airing cupboard space providing storage for linen and towels. The walls are partially tiled, there is a rear facing window and door leading to the landing. There is a loft access hatch.



## EXTERNAL FRONT, GARAGE AND DRIVEWAY

A gated driveway leads from the road up to a pebbled parking area suitable for parking multi vehicles. This sits to the front of a double garage with electric door, light and power. Adjoining the double garage is a potting room/work shop which has a window and double doors which open on to the garden.

## GARDEN

This garden must be viewed to be appreciated, it is quite simply stunning. Mature trees and hedges surround the gardens of this corner plot and make it extremely private. There are two large lawned gardens bordered with well stocked flower beds creating the most picture perfect cottage gardens.

Stone paths wrap around the house with gates either side enclosing the rear garden, and adjoining the property is a charming patio which is the perfect place for outdoor furniture.

Thoughtfully planted beds line the driveway ensuring the house is fully surrounded by attractive garden.







### **AGENTS NOTES:**

Please note information within our sales particulars has been provided by the vendors. Paisley Properties have not had sight of the title documents and therefore the buyer is advised to obtain verification from their solicitor. References to the Tenure of the property are based upon information provided by the vendor and again the buyer should obtain verification from their solicitor.

All measurements are approximate and quoted in metric with imperial equivalents and for general guidance only and whilst every attempt has been made to ensure accuracy, they must not be relied on. We advise you take your own measurements prior to ordering any fixtures, fittings or furnishings.

The fixtures, fittings and appliances referred to have not been tested and therefore no guarantee can be given that they are in working order.

Internal photographs are produced for general information and it must not be inferred that any item shown is included with the property.

You are advised to check availability and book a viewing appointment prior to travelling to view.

### **PAISLEY PROPERTIES**

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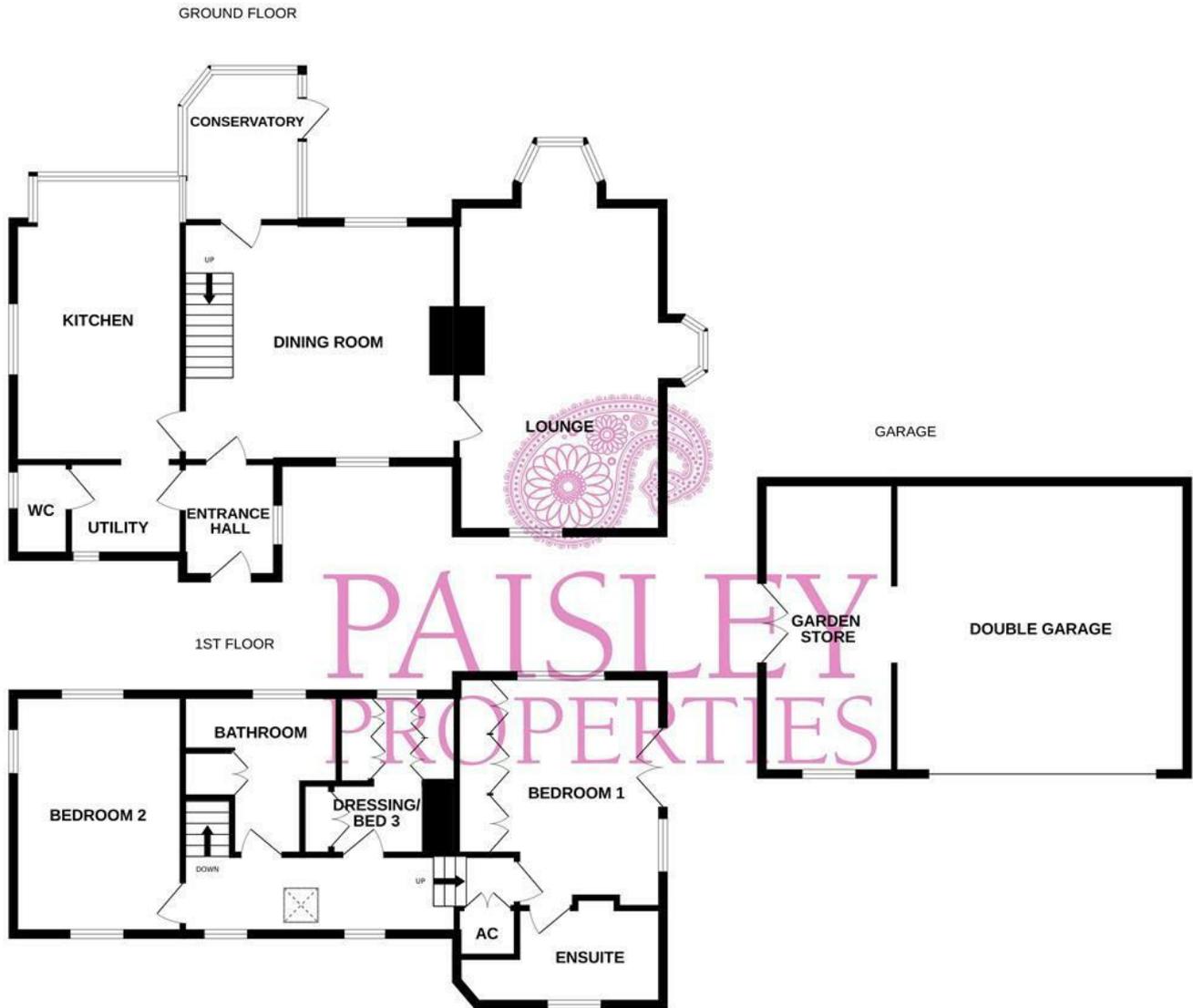
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Mandy Weatherhead at our sister company, Paisley Mortgages, is available to offer clear, honest whole of market mortgage advice. We also run a first time buyer academy to help you prepare in advance for your first mortgage, home-mover and re-mortgage advice. If you would like to speak to Mandy, please contact us on 01484 444188 / 07534 847380 / [mandy@paisleymortgages.co.uk](mailto:mandy@paisleymortgages.co.uk) to arrange an appointment.

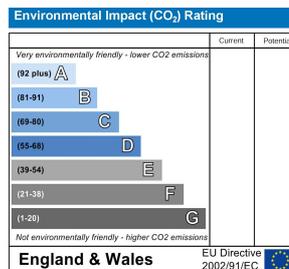
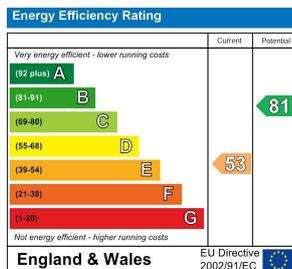
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### **PAISLEY SURVEYORS**

We work alongside Michael Kelly at Paisley Surveyors, who can assist you with any survey requirements on your purchase. We offer 3 levels of survey and can be contacted on 01484 501072 / [office@paisley-surveyors.co.uk](mailto:office@paisley-surveyors.co.uk) for a free, no obligation quote or for more information.



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