

Property Particulars

Hoyles Lane, Cottam.



- **Immaculate Semi Detached Stone Cottage**
- **Shaker Style Modern Kitchen**
- **Three Reception Rooms**
- **Lots of Character & Quality Fixtures & Fittings Throughout**
- **Three Good Size Bedrooms**
- **Fabulous 4 Piece Bathroom Suite**
- **Conservatory With Lovely Glass Roof**
- **Great Size Private & Sunny Rear Garden**

£349,950

This quintessential stone cottage has it all! Dating back to 1800's this immaculate home has three great size bedrooms and a stunning large four piece bathroom suite. There is the coziest lounge with a large bay window and a log burner, quality conservatory overlooking and accessing the rear gardens. as well as two further reception rooms which allows for greater versatility. A bespoke shaker style fitted kitchen with a great selection of appliances and a composite stable door accessing the rear. A stone constructed entrance porch with a top quality composite door. Throughout this gorgeous home are so many beautiful features, a turning back staircase, stained glass sky light, wooden flooring to some rooms, and feature radiators, some exposed stone walls to the bedrooms and cast iron feature fireplaces. There is driveway parking and a fabulous rear garden being of a sunny and private aspect and perfectly designed for entertaining. Being set in the most desirable location of Cottam with all it's excellent road and motorway connectivity, local services and, amenities, and local schools. Viewing is essential to fully appreciate the size, setting, location and quality of finish this superb property has to offer.

Entrance Porch -

Being beautifully constructed in stone with double glazed windows, gorgeous composite front door and amazing pull bell system.

Entrance Hall -

With gorgeous wooden flooring, lovely part panel walls, pitched pine internal doors, staircase to first floor, ceiling light and radiator.



Lounge - 14' 6" into bay x 11' 6" (4.41m x 3.5m)

A stunning room being situated to the rear of the property with a large uPVC double glazed bay window to the front, cast iron multi fuel stove with a oak lintel style mantel, creating a really cozy feel, and double glazed patio doors to the conservatory. Wooden flooring, feature radiator and ceiling light.



Conservatory - 11' 10" x 16' 5" (3.6m x 5m)

Being double glazed and stone built constructed creating a really lovely addition, wooden flooring and feature radiator, wall light.



Dining Room/Study -

A spacious reception room currently utilised as a snug and dining room with double glazed window to the front and side, feature radiator, wooden flooring and ceiling light. Cast iron fire inset with mantel surround, functioning open fire.



Second Lounge -

A generous front facing reception room which could be used as another sitting room or indeed an additional bedroom if needed. There is wooden flooring, uPVC double glazed window to the side elevation, ceiling light and radiator.



Kitchen - 11' 0" x 11' 6" (3.35m x 3.5m)

A stylish shaker style fitted kitchen with wall, drawer and base units, one of which is an illuminated display cupboard and a useful open shelf area, with quartz working surfaces and returns, a selection of integrated appliances comprising, induction hob, extractor hood, electric oven, fridge and freezer and dishwasher, one and half sink unit, Rock composite stable door to rear. There is wooden flooring and a uPVC double glazed window to the rear.



First Floor Landing -

With stained glass skylight, loft access - being fully boarded with drop down ladder, power and light. Stripped pine doors to remaining accommodation.



Bedroom One - 13' 9" x 11' 6" (4.2m x 3.51m)

With double glazed windows to the rear and side elevations, ceiling light, exposed stone wall, radiator. Cast iron feature fireplace.



Bedroom Two - 13' 6" x 11' 6" (4.11m x 3.51m)

With double glazed window, stunning cast fire feature fireplace, ceiling light and radiator. Exposed stone wall.



Bedroom Three - 11' 2" x 9' 1" (3.41m x 2.77m)

With double glazed window, ceiling light and radiator and a lovely exposed stone wall.



Bathroom - 11' 7" x 11' 3" (3.53m x 3.43m)

With a four piece suite comprising low suite W.C. pedestal Heritage wash hand basin, cast iron roll top clawfoot bath and large corner shower with mains shower. Wooden flooring and a uPVC double glazed window to the rear, cupboard housing new (January 2026) central heating combination boiler and feature radiator.



Outside -

To the front of the property there is driveway parking.

Rear Garden -

An amazing rear garden having a south facing and private aspect, designed seating which is perfect for entertaining or alfresco dining. raised rear patio with gravel and paved areas and lawn garden.



Disclaimer –

The information displayed about this property within these particular are intended as a guide and all measurements are as an estimate. All appliances and services have not been tested by the agent and any purchaser should satisfy themselves with any reports deemed necessary.

Viewing – Strictly by prior arrangement with Marie Holmes Estates.

Your Own Property – If you require a free valuation on your own home please give us a call and we can conduct this for you in a discreet and expedient manner.

Opening Hours **Monday Friday 9.00am until 5.30pm Saturday 9.00am until 4.00pm**