Orchard Cottage Bark House Lane,

PER MONTH
£1,800 Per Month















THIS STUNNING THREE BEDROOM STONE COTTAGE BOASTS GENEROUSLY SIZED LIVING AREAS, GORGEOUS GARDENS, PRIVATE PARKING AND AN ENVIABLE LOCATION.

AVAILABLE EARLY AUGUST / UNFURNISHED / NO SMOKERS / BOND: £2300 / ENERGY RATING: B/ COUNCIL TAX BAND: TBC

PAISLEY
PROPERTIES

ENTRANCE HALL





You enter the property through a composite door into the entrance hall where these is space to remove outdoor coats and shoes and attractive LVT wood effect flooring is underfoot. The charming original dark wood ceiling beams and joinery set the tone for this beautiful cottage and doors lead through to the dining kitchen, living room, store and downstairs W.C. A staircase ascends to the first floor landing.

DINING KITCHEN





This wow factor dining kitchen is newly fitted with soft sage wall and base units, wood effect work surfaces and matching upstands and a one and a half bowl grey sink and drainer with mixer tap over. There is an integrated electric oven with electric hob and concealed extractor fan over alongside space for a freestanding fridge freezer and dishwasher. The room offers ample space for a dining table and chairs and boasts gorgeous exposed timber ceiling beams and a fabulous stone fireplace. There are spot lights to the ceiling, dual aspect windows and doors lead to a corner cupboard and entrance hall. An opening links this room with the living room.



LIVING ROOM





Another room filled with character is this superb living room. Offering an abundance of space for a range of furniture, the room has plenty of natural light courtesy of the front and rear facing windows, is decorated in soft neutral tones and has beautiful exposed timber ceiling beams and brick fireplace with stone hearth and mantle. LVT wood effect flooring complements the style and doors lead to the utility and entrance hall. The opening leads to the dining kitchen.

UTILITY ROOM
Positioned off the living room is this useful utility room which has built in base units with space and plumbing for a washing machine, wood effect work surfaces and a sink and drainer with mixer tap. Ceiling beams and wood effect LVT flooring complete the space. There is a rear facing window and external door which leads to the front of the property, making this an ideal area to enter with muddy boots after a walk or time spent in the garden.

DOWNSTAIRS W.C




Fitted with a pedestal hand wash basin with mixer tap and low level W.C this convenient downstairs toilet has a front facing window and the same LVT flooring which continues through the downstairs areas. There is the lovely exposed dark wood stairscase timber on show and a door leads to the entrance hall.

STAIRS AND FIRST FLOOR LANDING




This amazing listed original timber staircase is a lovely feature of the property and ascends to the first floor landing. The landing has two front facing windows, exposed timber ceiling beams, carpeted flooring and doors leading to the three bedrooms and house bathroom.

BEDROOM ONE





Spanning the depth of the property this double bedroom is well presented, decorated in elegant soft tones with a quality light coloured carpet under foot and an attractive exposed ceiling beam. There is a rear facing window which enjoys far reaching rural views over the neighbouring countryside and doors lead to the en-suite shower room and first floor landing.



EN-SUITE




Comprising of a three piece contemporary white suite including corner shower cubicle with dual head mains fed shower and curved sliding glazed doors, a pedestal hand wash basin with mixer tap and a low level W.C this en-suite has a tiled splash back and PVC panelling around the shower. There are spot lights to the ceiling, wood effect flooring and a door leads to the bedroom.

BEDROOM TWO




This impressive and extremely well proportioned king size bedroom is flooded with natural light thanks to the dual aspect windows, both of which enjoy picturesque views. The room is tastefully decorated in keeping with the rest of the property with carpeted floor and also boasts an exposed timber ceiling beam. A door leads to the landing.

BEDROOM THREE




Home to this pretty exposed brick chimney breast this third good sized bedroom is well presented and has a rear facing window overlooking the neighbouring fields. The room would make a great child's bedroom, guest room or hobby room and has an exposed timber ceiling beam and door leading to the landing.

HOUSE BATHROOM




This bathroom has a feel of luxury and is fitted with a four piece white suite including bath with mixer tap, double shower cubicle which houses a dual head mains fed shower and has attractive PVC panelling and glazed doors, a pedestal hand wash basin with mixer tap and low level W.C. The room has an angled ceiling with exposed beam, spot lighting and wood effect LVT flooring. A small door allows access to the eaves storage space and a further full sized door leads to the landing.

GARDEN





This property comes with a quaint cottage garden to the rear which adjoins open fields, providing the perfect quiet space to sit out and enjoy the tranquil location alongside a larger orchard garden which is planted with fruit trees.

PARKING

The house it being let with two allocated parking spaces.






FRONT AND VIEW



LETTINGS INFORMATION

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. 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.

Some of our properties do accept pets and DSS but you are advised to check this before arranging any viewings. In some cases landlords may request a higher monthly rent to allow for pets. We do not allow smoking in any of our properties.

As of the 1st June 2019 there will be no referencing fees for tenants but we do ask that you are committed to renting the property before applying as fees will be incurred by the landlord and Paisley Properties in order to carry out thorough credit referencing.

We may ask for a holding deposit equivalent to approximately 1 weeks rent, terms and condition apply and will be provided upon application.

We always charge a deposit which is no more than the equivalent of five weeks rent. Please check the individual property for deposit amounts. All our deposits are held in a separate insured account held by the Deposit Protection Scheme (DPS).

PAISLEY PROPERTIES

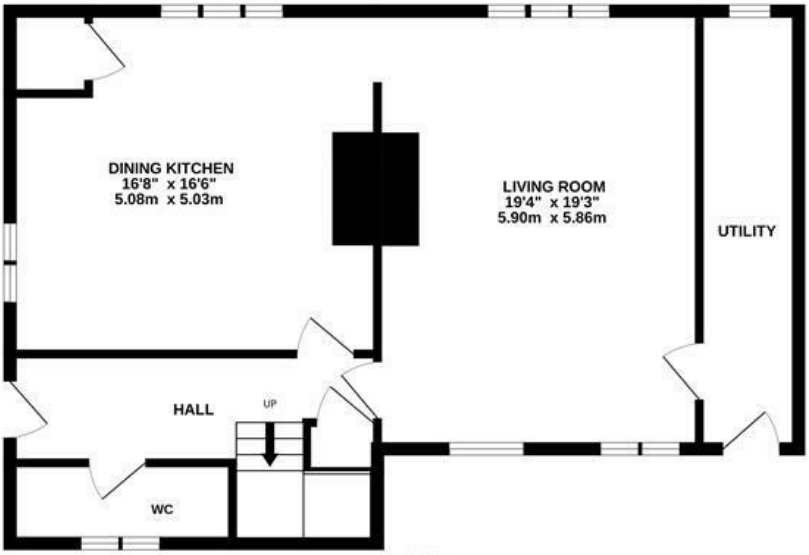
Paisley Properties are available to do appointments up until 8pm Monday to Friday and up until 4pm Saturday and Sunday so please contact the office if you would like to arrange a viewing. We also offer a competitive sales and letting service, please contact us if you would like to arrange an appointment to discuss marketing your property through Paisley, we would love to help.

PAISLEY MORTGAGES

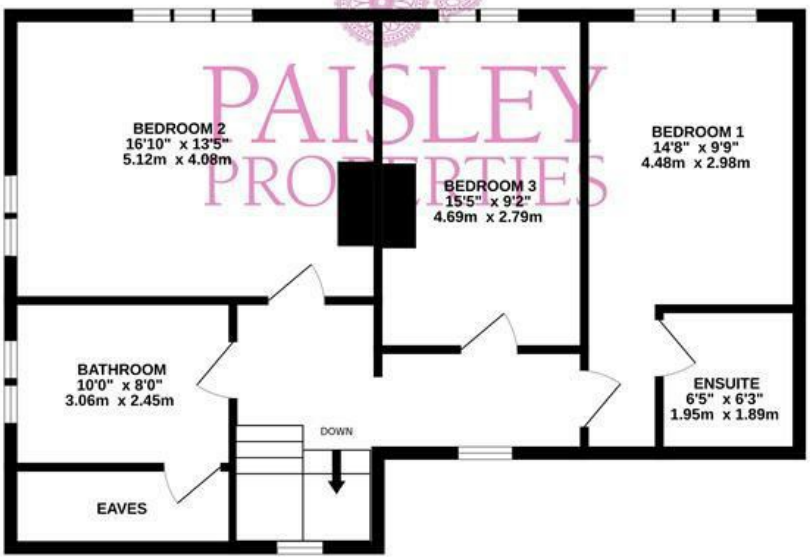
Mandy Weatherhead at our sister company, Paisley Mortgages, is available to offer clear, honest whole of market mortgage advice. We also run a first time buyer academy to help you prepare in advance for your first mortgage, home-mover and re-mortgage advice. If you would like to speak to Mandy, please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

*Your home may be repossessed if you do not keep up repayments on your mortgage. *

GROUND FLOOR



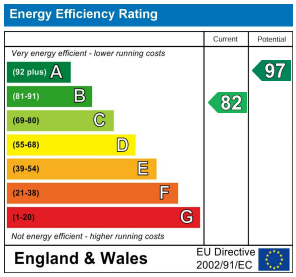
1ST FLOOR

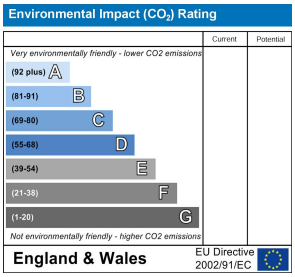


PAISLEY PROPERTIES

ORCHARD COTTAGE

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, 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 as to their operability or efficiency can be given.
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