

HARRISON HARDIE
Sales & Lettings

Broadwell

Guide Price £450,000







We are pleased to present to the market an exciting opportunity for a detached cottage in the sought-after village, Broadwell.

With breath taking countryside views, this property is a hidden gem and offers endless possibilities for refurbishment throughout. It is a blank canvas ready to be re-designed and would be suitable for an owner occupier, a second home or a rental opportunity.

Comprising of central hallway, living room with views over the neighbouring fields, kitchen/breakfast room with integrated fridge/freezer, utility room, downstairs toilet, two double bedrooms and a main bathroom.

Boasting a driveway for 2 cars & a single garage, this is a rare opportunity in the quaint village.

There is no garden with the property at present, but should there not be a need for parking you could create a courtyard at the front, or originally there was a side garden before the utility and garage were built. With some imagination, you could perhaps re-configure the side additions to accommodate a larger outside space.

With no onward chain this property is a must see.

Tenure: We understand the property to be **Freehold.** Potential purchasers should obtain confirmation of this from their solicitor prior to exchange of contracts.

Council Tax: D

EPC: F

what3words: ///unless.acclaimed.unloading









Main House Approx. Gross Internal Area:- 75.48 sq.m. 812 sq.ft.
Garage Approx. Gross Area:- 14.09 sq.m. 152 sq.ft.
Total Approx. Gross Area:- 89.57 sq.m. 964 sq.ft.



FOR ILLUSTRATIVE PURPOSES ONLY-NOT TO SCALE
The position & size of doors, windows, appliances and other features are approximate only.
[---] Denotes restricted head height
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