



# CROFTS ESTATE AGENTS

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Peppercorn Cottage  
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Offers in the Region Of £270,000

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OFFICE HOURS  
Mon to Fri 9am to 5.30pm (Tuesday opening 9.30am)  
Saturday 9am to 3pm  
Sunday Closed



### Lounge

20' 6" x 13' 0" (6.26m x 3.97m)

Formally the two ground floor rooms of a single cottage, this room has been sympathetically opened up into one lounge area with a reclaimed fireplace playing centre stage and an open fire. The room is carpeted through with deep skirting's and has stylishly painted walls. Light is provided both ends of the room with uPVC French doors opening up to the rear gardens one end and uPVC window to the front. There are two radiators one in each side of the room with an under stair store providing useful additional space.

### Kitchen

12' 11" x 9' 4" (3.96m x 2.86m)

The cottage feel is felt most strongly in the kitchen but there is no shortage of quality with solid oak wall and base units presented on three sides with the fourth being open to the dining area. Exposed painted beams open up the ceiling and creates a great feature whilst the excellently reconditioned original floor tiles remind you again of the buildings past. As with all the windows in the property the kitchen one is uPVC but has a design suited to compliment the property. Space is left for dishwasher, washing machine and tall fridge freezer with a traditional Belfast style sink with drainer sitting comfortably in the solid oak worktops. A five ringed gas hob with hob completes this well appointed room.

### Dining area

13' 1" x 10' 5" (4.00m x 3.20m)

Open plan to the kitchen with the original tiles running through in what was formally two rooms. The brick work on two walls has been exposed and looks fantastic with an original open fire fireplace to one side with large oak mantle piece above. uPVC doors to the rear garden again seem to lengthen the room and provide a great setting for garden parties and socialising. There is also a radiator and storage cupboard with original door.

### Games Room

20' 2" x 15' 2" (6.16m x 4.64m)

Previously a small 'lean to' but was knocked down and rebuilt in a similar fashion but on a much grander scale. This space is simply fantastic and real surprise upon entering the property, built in traditional brick the inside has been done with exposed beams to match the rest of the property with more French doors this time opening up to the rear patio area. Two more windows on the rear bring in more light and there is another uPVC door to the front yard. Exposed varnished floor boards run the full length of the room with rooms neutrally decorated with one wall being exposed painted brickwork. There is a fantastic amount of storage in this room with two double door cupboards to one end neatly fitted. The loft space in this room houses the gas combination boiler with a radiator also fitted with in this room.

### Cloakroom

6' 0" x 2' 10" (1.83m x 0.89m)

A useful and essential addition the cloakroom sits in the corner of the extended entrance hall and boasts wood flooring, radiator, sink, WC, extractor and uPVC frosted window.

### Stairs and landing

The stairs and landing are carpeted with a spindled rail across the landing. The landing has loft access and doors to all bedrooms and bathroom.

### Bedroom One

13' 0" x 10' 8" (3.98m x 3.26m)

Bedroom one is the largest bedroom having cleverly stolen wardrobe space from bedroom two. Two wardrobe doors open up to recessed spaces for hanging clothes and storage. The floors are varnished floor boards with an original fireplace adds more character to the room. A uPVC window to the rear provides open views to the village green.

### Bedroom Two

10' 9" x 10' 7" (3.30m x 3.23m)

Bedroom two even with space taken for bedroom ones wardrobes is still large enough to house a double bedroom wardrobe and side tables. The room is carpeted with white walls, uPVC window to the rear and pendant lighting.

### Bedroom Three

10' 5" x 9' 5" (3.18m x 2.88m)

This bedroom again is a double room featuring uPVC window to the front, painted white walls, radiator and pendant light.

### Bedroom Four

10' 3" x 9' 5" (3.15m x 2.89m)

Bedroom four is a mirror of bedroom three and again features uPVC window to the front, carpet, radiator and pendant light.

### Bathroom

10' 7" x 7' 1" (3.23m x 2.18m)

A great space sitting above the extended entrance hall and cloakroom provides the cottage with a great family bathroom. A roll top claw foot bath stands as a feature within the room and is complimented by the traditional style toilet and flush with a large square sink completing the trio that is the white suite. A separate shower sits to the corner of the room with a large airing cupboard to its side. The room has exposed floor boards, white walls, radiator, extractor, down lights and uPVC frosted window to the rear.

### Front gardens

The property is accessed down a shared private access road with private parking. Walking past the other cottages you come to the front of the property where the entrance hall is. A courtyard lies just beyond this which is screened by a tall hedge with a small bordered edge. There's space here for a garden shed and for hanging washing etc.

### Rear gardens

The rear garden enjoys an open outlook to the village green and faces in a south westerly direction. There is a decked area to the rear accessed through the lounge and dining area and a rear block paved patio area for table and chairs. The rest of the garden is completed with herbaceous borders with established shrubs and plants. The planted areas are surrounded by gravelled areas borders themselves by a brick edging.





GROUND FLOOR  
APPROX. FLOOR  
AREA 906 SQ.FT.  
(84.2 SQ.M.)

1ST FLOOR  
APPROX. FLOOR  
AREA 597 SQ.FT.  
(55.5 SQ.M.)

01472 200 666

TOTAL APPROX. FLOOR AREA 1503 SQ.FT. (139.6 SQ.M.)

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Score	Energy rating	Current	Potential
92+	A		
81-91	B		86 B
69-80	C	73 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

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