



Holly Cottage Chapel Street

| DE12 7JD | Offers In The Region Of £275,000

ROYSTON  
& LUND



- Offers in the Region of £275,000
- Planning in Place for Single Storey Extension and Garage
- Period Features Throughout
- Two Reception Rooms, Conservatory
- Council Tax C
- Sold with Vacant Possession
- 100 Year old Two Bedroom Detached Cottage in Large Plot
- Potential to Create a Unique Home in a Desirable Setting.
- EPC TBC
- Freehold







Offers in the Region of £275,000

Sold with Vacant Possession and Planning in Place for single Storey Extension and Garage

A charming two-bedroom detached cottage set on a generous plot, offering an excellent opportunity for those seeking a renovation project. With over 100 years of history, the property retains character features while presenting scope for modernisation and personalisation.

The ground floor comprises two well-proportioned reception rooms, both featuring original fireplaces and exposed ceiling beams. The kitchen includes a range of fitted units but would benefit from updating, and also showcases attractive ceiling beams. Additional storage is provided by a useful pantry and a cupboard off the kitchen. A conservatory completes the ground floor, offering access to the garden.

Upstairs, the property features two spacious double bedrooms, each with its own fireplace, along with a large landing area that could serve as a study space. A family bathroom completes the first floor.

The extensive garden offers a true sense of countryside living, adjacent to open spaces and enjoying far-reaching rural views, creating a peaceful and private outdoor setting.

This property offers fantastic potential to create a unique home in a desirable setting.

For More Information; [https://reports.sprift.com/property-report/?access\\_report\\_id=5176070](https://reports.sprift.com/property-report/?access_report_id=5176070)



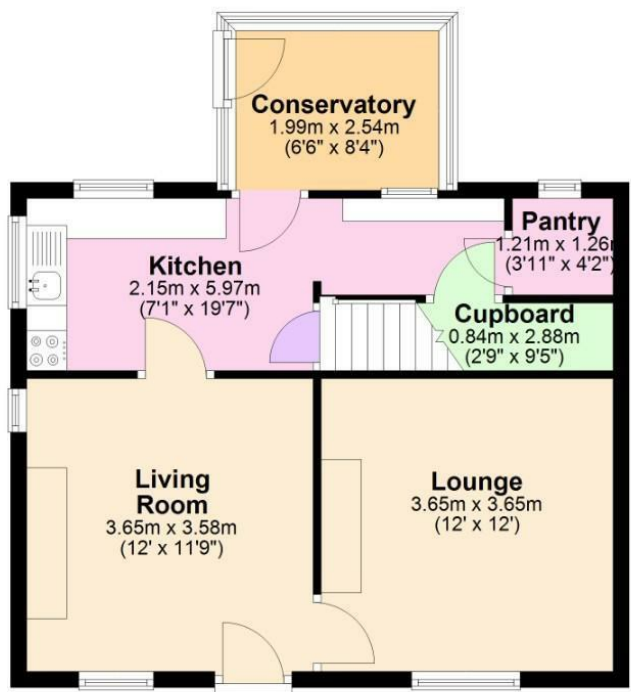


## EPC

| Energy Efficiency Rating                                        |         |           |
|-----------------------------------------------------------------|---------|-----------|
|                                                                 | Current | Potential |
| Very energy efficient - lower running costs                     |         |           |
| (92 plus) <b>A</b>                                              |         |           |
| (81-91) <b>B</b>                                                |         |           |
| (69-80) <b>C</b>                                                |         |           |
| (55-68) <b>D</b>                                                |         |           |
| (39-54) <b>E</b>                                                |         |           |
| (21-38) <b>F</b>                                                |         |           |
| (1-20) <b>G</b>                                                 |         |           |
| Not energy efficient - higher running costs                     |         |           |
| <b>England &amp; Wales</b> EU Directive 2002/91/EC              |         |           |
| Environmental Impact (CO <sub>2</sub> ) Rating                  |         |           |
|                                                                 | Current | Potential |
| Very environmentally friendly - lower CO <sub>2</sub> emissions |         |           |
| (92 plus) <b>A</b>                                              |         |           |
| (81-91) <b>B</b>                                                |         |           |
| (69-80) <b>C</b>                                                |         |           |
| (55-68) <b>D</b>                                                |         |           |
| (39-54) <b>E</b>                                                |         |           |
| (21-38) <b>F</b>                                                |         |           |
| (1-20) <b>G</b>                                                 |         |           |
| Not environmentally friendly - higher CO <sub>2</sub> emissions |         |           |
| <b>England &amp; Wales</b> EU Directive 2002/91/EC              |         |           |

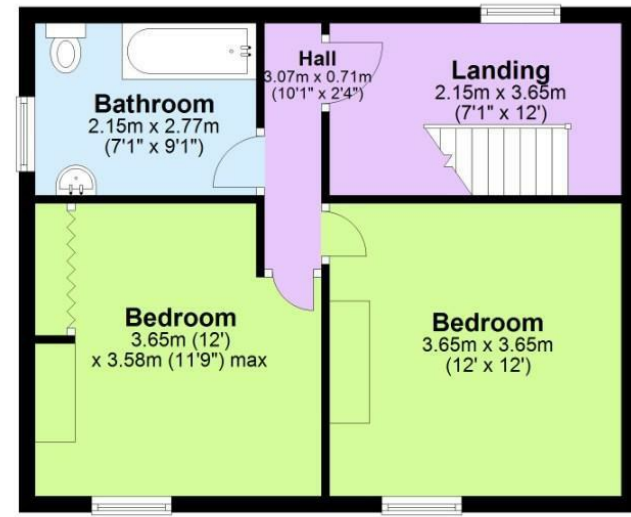
## Ground Floor

Approx. 48.6 sq. metres (522.8 sq. feet)



## First Floor

Approx. 43.3 sq. metres (465.6 sq. feet)



Total area: approx. 91.8 sq. metres (988.4 sq. feet)

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.

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