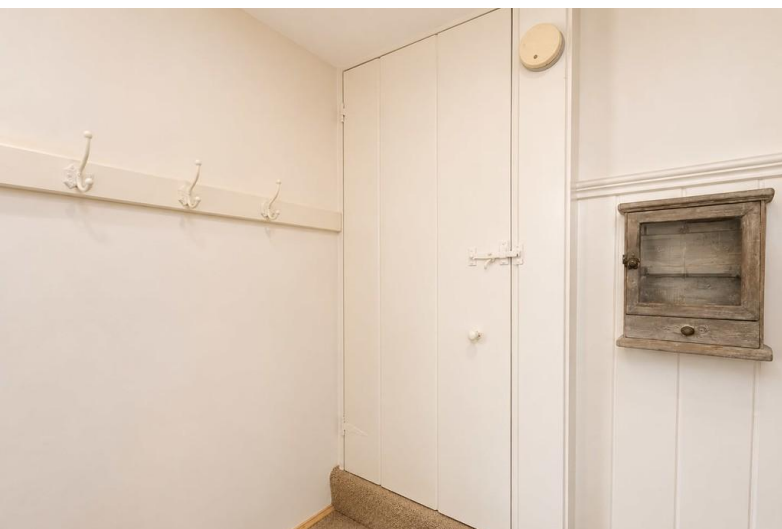




60 Baldwin Lane

- GRADE II LISTED COTTAGE
- IDEAL FOR FIRST TIME BUYERS
- MODERNISATION REQUIRED
- SMALL GARDEN

Offers In Region Of £95,000
EPC Rating 'TBC'





Property Description

DESCRIPTION

A charming Grade II listed one-bedroom stone cottage, occupying a convenient village position and offering a wealth of character throughout. This unique home combines period features with excellent potential for cosmetic improvement, presenting an ideal opportunity for buyers seeking a character property to personalise.

The accommodation briefly comprises an open-plan living kitchen featuring exposed beams, a traditional stone fireplace and fitted kitchen units. A usefully utility/ boot room and separate stone area provide additional practicality and storage.

To the first floor is generous double bedroom with feature fireplace and fitted wardrobes, together with a spacious bathroom incorporating a modern shower enclosure.

Externally, the property benefits from a delightful cottage-style front garden with mature shrubs and planting.

The cottage would benefit from modernisation and cosmetic updating in places but offers excellent scope



to enhance and add value while retaining its period charm. Features include timber flooring, exposed beams, original fireplaces and character stonework, all of which contribute to the property's appealing cottage atmosphere.

OPEN LIVING AREA

The main living space is an attractive open-plan living kitchen that blends character with practical modern living. The fitted kitchen provides a range of wall and base units with integrated oven, hob and extractor, while the room's focal point is the impressive stone fireplace. Exposed ceiling beams add to the cottages charm, creating a warm and inviting atmosphere.

A door from the kitchen area leads through to a useful utility room with sink unit and additional storage space.

The open-plan layout offers ample space for both seating and dining, making it sociable and versatile living area.



BEDROOM

A generously proportioned double bedroom enjoying an abundance of natural light from three windows overlooking the front aspect. The room offers ample space for bedroom furniture and features a decorative period fireplace, adding further character in keeping with the cottage charm. A built-in cupboard provides useful storage, while the neutral decor creates a bright and welcoming feel.

The bedroom would benefit from some cosmetic updating, offering purchasers the opportunity to personalise and enhance the space to their own taste. Despite this, it provides a comfortable and well-proportioned master bedroom.



BATHROOM

A spacious bathroom fitted with a contemporary three-piece suite comprising a WC, pedestal hand wash basin, and large walk-in shower enclosure. The room benefits from natural light via a rear window. The bathroom is functional and well-proportioned, though some cosmetics updating may be considered by prospective purchasers wishing to further enhance the space.

STORAGE

A useful room providing additional storage and laundry space. The room houses the gas combination boiler and offers fitted shelving for household storage, together with space and plumbing for a washing machine. A window provides natural light and ventilation, making the area practical for day-to-day use.





EXTERIOR

To the front, the property is set behind a charming cottage-style garden enclosed by stone walling and mature planting. A paved pathway leads to the front entrance, with established shrubs, ornamental planting and greenery creating an attractive and private approach.

To the garden offers excellent potential for enhancement and landscaping, with a variety of mature plants already in place. Its elevated position provides an appealing outlook across the surrounding areas, while the traditional stone-built facade and distinctive blue front door further enhance the property's kerb appeal and character.

PURCHASE DETAILS:

Please note that the services & appliances have not been tested & the property is sold on that basis.

Once you are interested in purchasing this property, ideally call in person or telephone this office to discuss your offer, we would suggest that this is done before contacting a bank, building society or soliditor as any delay could result in the property being sold to someone else and any survey and legal fees being unnecessarily incurred.

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