



**Church Lane, Barkway, SG8 8EJ**

**welcome to**

## **Church Lane, Barkway**

A fantastic opportunity to purchase a spacious Grade II listed 2-bedroom period cottage that has been the subject of complete modernisation and renovation throughout. Offered with no upward chain and located off Barkway High Street, viewing is highly recommended.



## **Door To Entrance Hall**

Stairs off to first floor landing with understairs cupboard. Parquet flooring. Built in cupboards. Radiator. Doors to:

## **Kitchen**

9' 1" x 7' 3" ( 2.77m x 2.21m )

Lovely re-fitted kitchen with stainless steel sink unit with mixer taps and work surface surrounds, built in oven and induction hob with extractor over, range of base and wall units, integrated fridge/freezer, dishwasher, and washing machine, recess lighting, parquet flooring, double glazed door to rear.

## **Lounge/Diner**

18' 3" x 14' 3" ( 5.56m x 4.34m )

Spacious lounge with feature fireplace with tiled hearth surround, 3 radiators, double glazed windows to front and rear, parquet flooring.

## **First Floor Landing**

Exposed beams, Hatch to loft. Built in cupboards.

## **Bedroom One**

19' 6" x 11' 2" ( 5.94m x 3.40m )

Exposed beams. 2 radiators. Double glazed window to front and rear.

## **Bedroom Two**

10' 4" x 6' 11" ( 3.15m x 2.11m )

Exposed beams. Radiator. Double glazed window to rear.

## **Bathroom**

Lovely re-fitted bathroom suite comprising of bath with shower over, concealed cistern WC, wash hand basin set into vanity unit with cupboard below, wall and floor tiling, exposed beam, double glazed window to rear.

## **Outside Garden**

There is a secluded garden to the right of the property with large lawned area, flower beds with mature trees, and brick surround.

There is large period barn/workshop/store within the garden that could easily be converted into an office space for home working.

## **Parking**

There is car parking in the rear garden and on street parking to front.



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## Church Lane, Barkway

- Extremely well-presented Grade II listed 2 bedroom period cottage.
- Situated in an enviable position off Barkway High Street.
- Subject of complete modernisation throughout.
- Spacious lounge/diner.
- Re-fitted kitchen and bathroom suite.

Tenure: Freehold EPC Rating: Awaited

Council Tax Band: D

**£350,000**



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