



Mouse Cottage, 189 High Street, Henley In Arden, B95 5BA
£289,950

**Hawkins
& Patterson**





Bedrooms: 2 | Bathrooms: 1 | Receptions: 1

A unique property has become available in the centre of Henley In Arden. This Medieval, 16th Century cottage will make you feel like you are in a real life novel. Its quiriness and character absorb you as soon as you enter. A fully fitted kitchen provides all you need for practicality and comfort, whilst enveloping you in cosiness. The quaint living room soaks in the light from the bay window facing the High Street in all its glory. Upstairs you will find a good sized double bedroom and a small single room with plenty of storage to boot in amongst the wooden beams. Original wooden flooring then takes you to a newly fitted bathroom with shower. Overlooked by only the kitchen window, there is a cute courtyard with seating, where you can enjoy your peace time.

Please note that the property has traditional steep stairs and low beams in some areas, typical of cottages of this age. Buyers should take these features into consideration, particularly those with young children or mobility concerns.

EPC not required due to listed status

ENTRANCE PASSAGEWAY

From the High Street entrance passageway proceeds down towards the garden and also to the side entrance which leads into;

KITCHEN/ DINING ROOM

Beautifully appointed and refitted kitchen with ample base, wall and drawer units, butcher block worksurfaces, one and a half sink drainer with mixer tap, integrated fridge built in AEG electric oven and hob with extractor over, AEG washer/ dryer and AEG dishwasher. Twin Georgian style windows, attractive original beams, ceiling downlights, Central heating boiler and radiator, ample space for a breakfast/ dining table, stairs to the first floor with understairs cupboard housing frost free freezer.

ATTRACTIVE LOUNGE

Feature inglenook fireplace, tiled hearth and electric fire (negotiable), Georgian style bay window to front with secondary glazing and window seat and storage beneath, original exposed beams and central heating radiator.







ON THE FIRST FLOOR

Split level dog legged staircase, two floor to ceiling storage cupboards with storage baskets, original exposed beams and attractive brickwork and doors off to;

BEDROOM ONE

Georgian style window to front with secondary glazing, original exposed beams and central heating radiator.

BEDROOM TWO

Georgian style window to rear with secondary glazing, ceiling downlights, built in storage cupboard/ wardrobe and original exposed beams.

REFITTED SHOWER ROOM

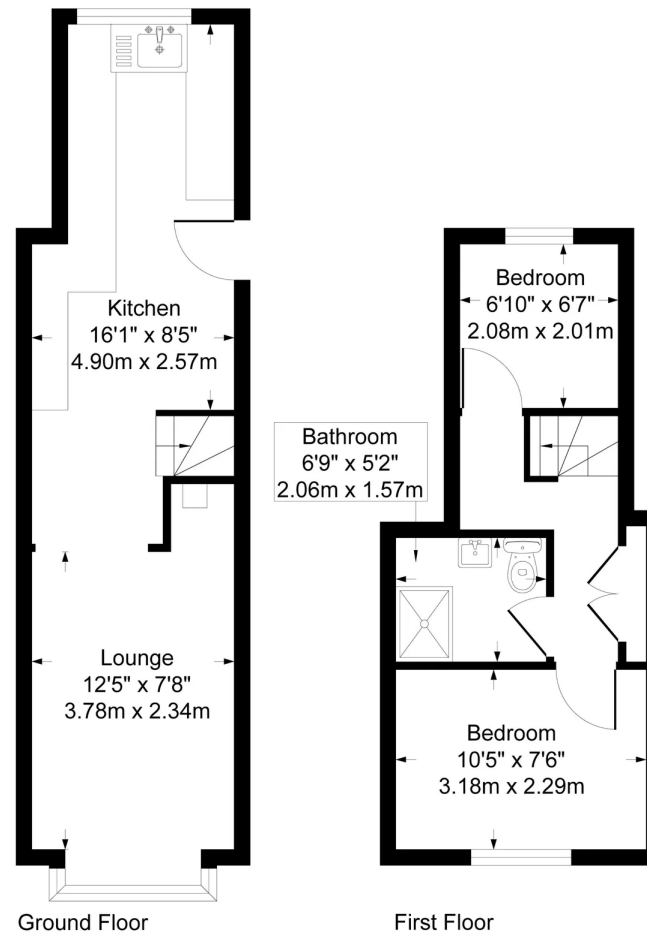
Bespoke fitted unit with shelving, lighting, mirror and freestanding bowl basin and mixer tap, WC, walkin double shower enclosure, chromed heated towel rail, original exposed beams.

COURTYARD GARDEN

Accessed via the gate from the shared passageway, raised, well stocked flower and s/hrubbery beds.



Approximate Gross Internal Area
501 sq ft - 47 sq m



Although every attempt has been made to ensure accuracy, all measurements are approximate.
This floorplan is for illustrative purposes only and not to scale.
Measured in accordance with RICS Standards.

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