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freehold



**CHARMING GRADE II LISTED COTTAGE
IN A VILLAGE LOCATION. AVAILABLE
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OF MODERNISATION THROUGHOUT.**

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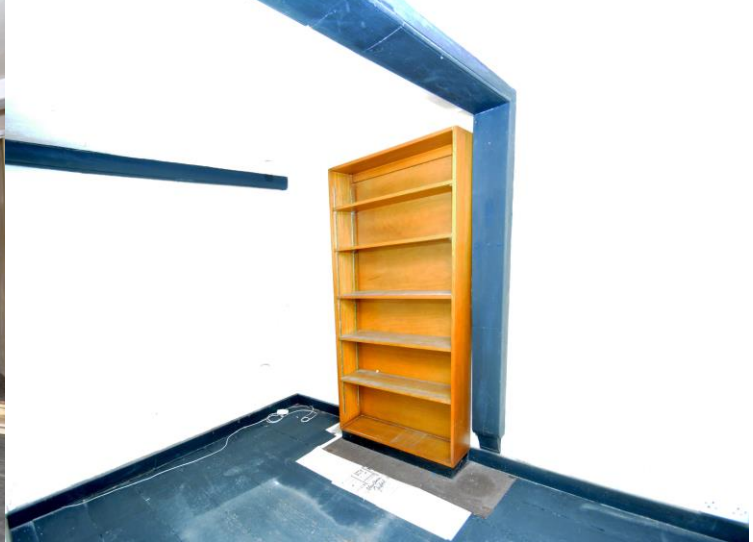
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Welcome to Tams Cottage—an enchanting slice of Minster Village history, believed to be around 300 years old and possibly the last of its kind in the area.

Steeped in character and family heritage, this cherished home now offers a rare opportunity to acquire a truly iconic property. Whether you're seeking a distinctive family residence or a quirky holiday retreat, Tams Cottage delivers charm in abundance.

Step inside and you'll be pleasantly surprised by the generous accommodation hidden behind its quaint façade. The ground floor features a separate lounge and sitting room, complete with an inglenook fireplace, alongside a kitchen and bathroom. Upstairs, you'll find four bedrooms and a study, offering flexible space for family life or creative use. Outside, the property benefits from off-street parking and mature, south-facing gardens—perfect for enjoying long summer afternoons.

While the cottage requires significant updating, this has been thoughtfully reflected in the asking price, making it an exciting prospect for those with vision. To arrange your escorted viewing, contact Mark or Shannon today.

**AWAITING EPC
AND FLOORPLAN**

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