

PRICE

Offers Over
£200,000

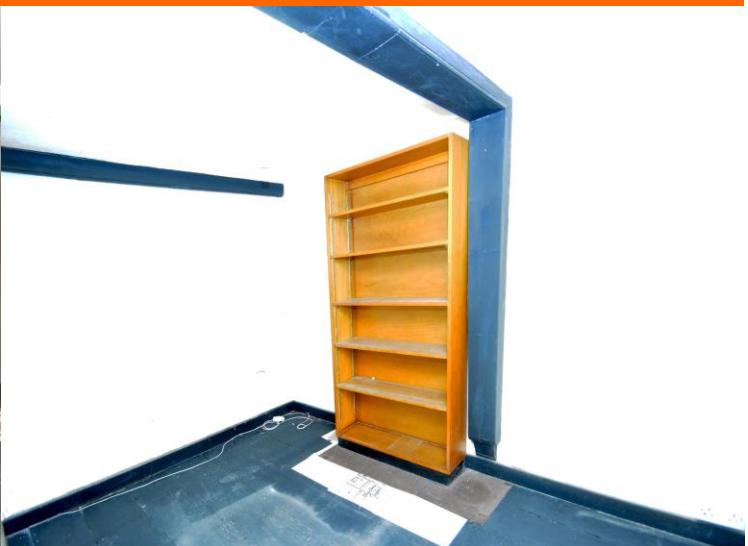
freehold



**CHARMING GRADE II LISTED COTTAGE
IN A VILLAGE LOCATION. AVAILABLE
FOR FIRST TIME IN DECADES. IN NEED
OF MODERNISATION THROUGHOUT.**

**Chapel Street, Minster
ME12 3QQ**





AWAITING EPC
AND FLOORPLAN

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.

MONEY LAUNDERING REGULATIONS 2007: Intending purchasers will be asked to produce identification and proof of financial status when an offer is received. We would ask for your co-operation in order that there will be no delay in agreeing the sale. THE PROPERTY MISDESCRIPTIONS ACT 1991 - Rule and Rule has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A Buyer is advised to obtain verification from their Solicitor or Surveyor. References to the Tenure of a Property are based on information supplied by the Seller. Rule and Rule have not had sight of the title documents. A Buyer is advised to obtain verification from their Solicitor. You are advised to check the availability of this property before travelling any distance to view. We have taken every precaution to ensure that these details are accurate and not misleading. If there is any point which is of particular importance to you, please contact us and we will provide any information you require. This is advisable, particularly if you intend to travel some distance to view the property. The mention of any appliances and services within these details does not imply that they are in full and efficient working order. These particulars are in draft form awaiting Vendors confirmation of their accuracy. These details must therefore be taken as a guide only and approved details should be requested from the agents. Covenants may apply to this property.