



Lamb Cottage, Lamb Court, Barton Mills IP28 6BB

welcome to

Lamb Cottage, Lamb Court, Barton Mills

A detached former public house located in the often requested village of Barton Mills with three bedrooms, three receptions rooms and cellar - offered to the market with no onward chain.

Entrance Hall

With step down and doors opening to:

Lounge

12' 9" x 12' 9" (3.89m x 3.89m)

With fireplace with multi fuel burning stove, storage cupboard and window to front aspect.

Dining Room

12' 11" x 12' 6" (3.94m x 3.81m)

With electric heater, fireplace and window front aspect.

Garden Room

11' 1" x 8' 9" (3.38m x 2.67m)

With electric heater and French doors opening to rear garden.

Kitchen

15' 8" x 7' 4" (4.78m x 2.24m)

With a fitted range of base units and drawers with work surfaces over to two sides, matching wall units, inset stainless steel double bowl sink with mixer tap over, built in under oven with hob and extractor over, space for fridge/freezer, window to rear aspect, (wood burner not remaining), door to stairwell, doors to cellar, step up and door to:

Side Lobby/Utility

10' 6" x 5' 6" (3.20m x 1.68m)

With space for washing machine, windows to front and side aspects, door to rear garden.





First Floor Landing

Small gallery landing with window to rear aspect, doors to bedroom three and bathroom, steps up further landing space with window to front aspect and doors to:

Bedroom One

13' 2" x 13' (4.01m x 3.96m)

With electric heater, built in wardrobes and window to front aspect.

Bedroom Two

13' x 12' 11" (3.96m x 3.94m)

With electric heater, built in wardrobes and window to front aspect.

Bedroom Three

11' 2" x 9' 1" (3.40m x 2.77m)

With electric heater, storage alcove and window to side aspect.

Bathroom

Fitted with a suite comprising roll top bath with mixer tap and shower attachment, low level w.c, pedestal wash hand basin, electric towel ladder radiator, airing cupboard housing hot water cylinder, restricted head height and window to side aspect.

Cellar

12' 11" x 11' 5" (3.94m x 3.48m)

Not fully inspected.

Outside

To the front of the property there is an enclosed garden with a selection of magnolia, apple and bay trees complimented by established roses. The rear has a well established courtyard garden.

Agents Note

It is our understanding that the Property is not registered at the Land Registry which is the case with a significant proportion of land across England and Wales. Your Conveyancer will take the necessary steps and advise you accordingly.



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Lamb Cottage, Lamb Court, Barton Mills

- No Onward Chain
- Former Public House
- Three Bedrooms
- Three Reception Rooms
- Courtyard Garden

Tenure: Freehold

EPC Rating: E

Council Tax Band: E

guide price

£325,000



Ground Floor

First Floor

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.focalagent.com

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Property Ref:
MDH108333 - 0006

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