

Brickyard Lane, Starcross, EX6 8PG



A charming and spacious three bedroom semi-detached cottage occupying a generous garden plot, with the added benefit of a detached lodge providing versatile additional accommodation. The property offers a delightful blend of character features and modern comforts, including a cosy sitting room with fireplace, spacious kitchen/dining room and conservatory overlooking the gardens. Outside are established gardens, patio seating areas, 2 single garages and off road parking. The detached lodge, complete with kitchenette and shower room, offers excellent flexibility for a variety of uses, subject to any necessary consents. Viewing highly recommended. FREEHOLD, COUNCIL TAX BAND - C, EPC - D.

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ACCOMMODATION

GROUND FLOOR.

Entrance - The property is approached through a pedestrian gate and an attractive enclosed front garden, with a pathway leading to the covered entrance porch and front door.

Sitting Room – 4.40m x 3.03m (14'5" x 9'11") A charming and comfortable reception room enjoying a pleasant outlook to the front of the property. The principal feature is an attractive fireplace with a substantial timber mantel, slate-effect hearth and inset stove, creating a cosy focal point to the room. Further features include wood-effect flooring, radiator, window to the front and a traditional timber internal door. A characterful room offering plenty of space for comfortable seating and relaxation.

Kitchen/Dining Room – 7.50m x 2.86m (24'7" x 9'5") An impressive feature of the property is the generously proportioned kitchen/dining room, combining modern fitted units with the traditional character of the cottage. The kitchen area has been fitted with a comprehensive range of attractive shaker-style base and wall-mounted cupboards and drawers in a contemporary grey finish, complemented by light-coloured work surfaces and contrasting dark handles. There is a sink and drainer positioned beneath the window overlooking the rear, space for a range-style cooker with extractor hood above, and further appliance space. Tiled flooring, ceiling spotlighting and ample worktop space complete the kitchen. The room opens through to the dining area, where exposed ceiling beams and an attractive brick fireplace with a substantial timber lintel provide considerable character. There is space for a family dining table and chairs, together with a window providing natural light. The overall arrangement creates a practical

and sociable space for everyday family living and entertaining.

Conservatory – 4.07m x 3.50m (13'4" x 11'6") An excellent addition to the ground-floor accommodation, providing a further spacious reception room with delightful views across the garden. The conservatory benefits from extensive glazing, a pitched roof with panelled internal ceiling, tiled flooring and radiator. Glazed doors open directly onto the adjoining patio, creating an enjoyable connection between the house and garden. The room offers ample space for lounge furniture and provides an ideal setting for relaxing or entertaining whilst enjoying the garden outlook.

Bathroom Fitted with a modern white suite comprising panelled bath with shower and glazed screen above, wash hand basin with vanity storage cupboard beneath, and low-level WC. Complementary wall tiling with decorative mosaic border, obscured glazed window and radiator.

FIRST FLOOR Landing Stairs rise from the ground floor to the first-floor landing, providing access to all three bedrooms.

Bedroom One – 4.40m x 3.32m (14'5" x 10'11") A generously proportioned principal double bedroom with ample space for bedroom furniture. Window providing natural light and an attractive outlook, radiator and carpeted flooring.

Bedroom Two – 3.85m x 2.90m (12'8" x 9'6") A further good-sized double bedroom with window, radiator and carpeted flooring. Offering comfortable accommodation with space for a double bed and additional furnishings.

Bedroom Three – 2.75m x 2.40m (9'0" x 7'10") A useful third bedroom, currently offering a combination of sleeping





and study space. This room would also lend itself particularly well to use as a home office, nursery or dressing room. Window and carpeted flooring.

OUTSIDE

Front Garden and Parking The cottage is approached from a gravelled area providing off-road parking, with the additional benefit of 2 single garages. An attractive low brick wall encloses the front garden, which incorporates established planting beds, a pathway and pedestrian gate leading to the front entrance.

Rear Garden A particularly appealing feature of Oakwood Cottage is its generous garden plot, providing an excellent amount of outdoor space and considerable potential for a variety of uses. Immediately adjoining the rear of the cottage is a paved patio area, providing an ideal setting for outdoor dining and entertaining, with direct access from the conservatory. Beyond this is an established garden, predominantly laid to lawn with an interesting variety of mature trees, shrubs and planting. The garden offers an attractive green outlook, with established boundaries creating a pleasant sense of privacy. Further features include a greenhouse, planting areas, pathways and additional areas suitable for seating and relaxation. The grounds extend beyond the immediate cottage garden to incorporate a separate detached lodge and its adjoining patio area, creating a particularly versatile arrangement.

Detached Lodge – Living Room 5.10m x 3.93m (16'9" x 12'11") Situated within the garden is a substantial detached timber lodge, providing an excellent addition to the property. Internally, the lodge is arranged as a spacious open-plan living/sleeping area, incorporating a kitchenette fitted with base cupboards, work surface, sink

and space for a fridge. The accommodation is attractively finished with wood-effect flooring, a pitched ceiling with inset lighting and windows providing natural light. There is ample space for both sleeping and seating furniture, together with a glazed door providing access to the garden and adjoining patio. The lodge offers a variety of potential uses, including guest accommodation, a home office, hobby room or additional family space, subject to any necessary consents.

Lodge Shower Room A useful addition to the lodge, fitted with a shower enclosure, wash hand basin and WC.

Lodge Patio and Garden Immediately adjoining the lodge is a paved patio area providing space for outdoor furniture and relaxation. The lodge enjoys a pleasant outlook across the surrounding garden with mature trees and established boundaries.

2 Single Garages Providing useful parking or storage space, with doors to the front and one providing utility space.

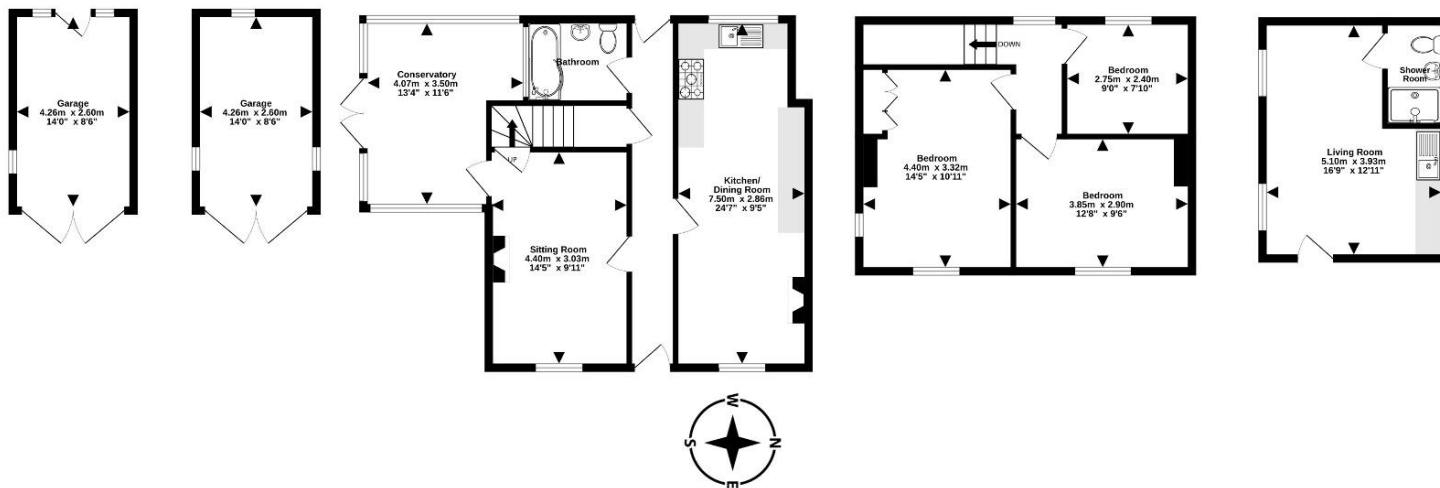


Garage
22.1 sq.m. (238 sq.ft.) approx.

Ground Floor
61.2 sq.m. (659 sq.ft.) approx.

1st Floor
38.1 sq.m. (410 sq.ft.) approx.

Lodge
28.1 sq.m. (218 sq.ft.) approx.



TOTAL FLOOR AREA : 141.5 sq.m. (1523 sq.ft.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

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