

for sale

offers in excess of **£300,000**



## Poppy Cottage Holywell Lake Wellington TA21 0EL

Poppy cottage offers the PERFECT BALANCE between nature and remoteness with wonderful countryside views yet providing ease of access to neighbouring towns and the M5 MOTORWAY.



# Poppy Cottage Holywell Lake Wellington TA21 0EL

## Front Door

Leading to...

## Entrance Hall

A welcoming space with stairs rising to the first floor.

## Downstairs Cloak Room

Suite comprising low-level WC and wash hand basin.

## Lounge

A cosy front room with a fabulous feature fireplace housing a charming wood-burning stove. Double glazed front aspect

window, and inviting French doors opening into the...

## Dining Room/Snug Area

Access provided through to the utility and the snug area with double glazed rear aspect window with double glazed patio doors providing access to outside.

## Utility

Double glazed side aspect window. Wall-mounted boiler.

## Kitchen

A fabulous cottage style kitchen with a comprehensive range of oak wall and base-mounted units and impressive granite



worktops with sink, integrated drainer and mixer tap. Integrated oven and 'Neff' indoor barbecue grill. Double glazed rear aspect window. Inset lights, downlighters and a combination of show piece cabinets.

### **First Floor Landing**

Attic hatch with loft ladder, partial boarding and light.

### **Main Bedroom**

Double glazed rear aspect window. Built-in wardrobes and further recessed wardrobe.

### **Bedroom Two**

Double glazed rear aspect window. Recessed wardrobe.

### **Bedroom Three**

Dual-aspect double glazed windows and inset lights.

### **Bathroom**

A lovely bathroom suite comprising low-level WC, wash hand basin and bath with mixer tap and shower over. Airing cupboard.

### **Garden**

An appealing and very well considered tiered garden laid to a combination of stone chippings and lawn, wooden pergola and a useful wooden storage shed. Gated side pedestrian access, which provides access to the...

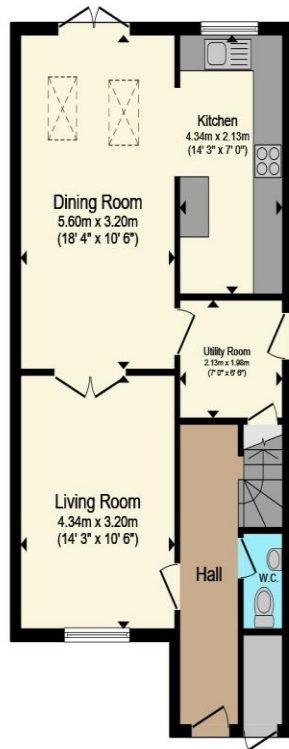
### **Garage**

Located in a small rank of garages a short distance from the property.

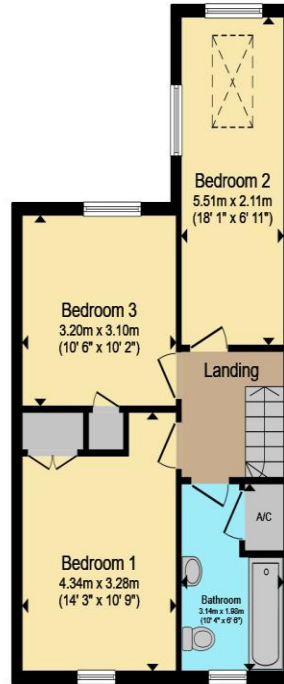
### **Parking**

Driveway in front of the garage for one car.





**Ground Floor**



**First Floor**

Total floor area 106.0 m<sup>2</sup> (1,141 sq.ft.) approx

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.propertybox.io



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Property Ref: TTN313387 - 0012

Tenure:Freehold EPC Rating: D

Council Tax Band: C

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