



South Street, Barnetby



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Freehold

£365,000



## Key Features

- CHARACTER COTTAGE
- OPEN VIEWS TO REAR
- 1/3 ACRE PLOT
- 2 CAST STOVES
- VAULTED CEILINGS TO FIRST FLOOR
- RECEPTION PARKING
- EPC RATING TBC





Set within approx 0.3 acre grounds and reputed to be one of the oldest local properties this superbly presented detached, colour washed character cottage retains much period details including remnants of the original timber framed building. The home is not, however a museum - it is a family home of eminent flexibility and gentle charm: ideal for relaxed family life. The beamed lounge offers an intimate retreat on those chilly winter evening and the central dining room is the social heart of the home. A side hall caters for the practical parts of the home; an extensively appointed kitchen, separate walk-in pantry and a useful shower room. The distinctive first floor reveals high vaulted and beamed ceilings and the open plan main bedroom could be configured to allow independent access to other rooms. An indulgent family bathroom completes the accommodation.

The remarkably private rear grounds cater for both the keen gardener and family games alike and strategically placed seating areas maximise the enjoyment of the open views whilst the summer house could easily suit the home worker. The hot tub, with field views is an indulgent luxury.

A cottage designed for living.

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### ENTRANCE

A covered entrance with timber door opens to a reception lobby with slate tile floor.

### LOUNGE

4.77m x 3.98m (15'7" x 13'1")

A delightful dual aspect, beamed character room ideal for those cool winter nights gathered around the brick fireplace with its cast iron multi-fuel stove.

### DINING ROOM

4.8m x 3.89m (15'8" x 12'10")

The informal social heart of the home with additional wood burning stove, slate tiled floor ceiling beams and exposed timber trusses. This dual aspect room also links to the side hall and a return staircase with storage under allows access to the first floor.

### SIDE HALL

Allowing access to the practical areas of the home with quarry tiled floor, side door and walk-in Pantry.

### KITCHEN

2.65m x 2.92m (8'8" x 9'7")

Well appointed with a range of high and low painted units with tiled tops and inset Belfast style ceramic sink, 4 burner gas cooker with chimney style extractor over, wall shelving, quarry tiled floor and wall mounted gas fired boiler.

### SHOWER ROOM

1.63m x 1.49m (5'4" x 4'11")

Appointed with a suite to include a low flush wc, pedestal wash hand basin tiled floor and shower area, mains fed shower with rainwater head and hand held attachment, extractor fan and radiator.





## FIRST FLOOR

### BEDROOM 1

5.02m x 4.82m (16'6" x 15'10")

A striking, centrally placed open plan space with high vaulted and beamed ceiling this twin aspect room is flooded with natural light. In addition to the walk-in wardrobe there is stripped pine floor boards, a porthole window and distinctive exposed chimney breast.

### BEDROOM 2

4.77m x 3.56m (15'7" x 11'8")

A further double bedroom which also includes high vaulted and beamed ceiling, exposed floor boards and windows to two aspects together with a range of wardrobes to one wall with glass panelled doors.

### BEDROOM 3

3.26m x 2.64m (10'8" x 8'8")

Leading off from Bedroom 1 and enjoying views across the gardens towards open farmland with beamed ceiling, exposed floor boards and door to

### BATHROOM

2.64m x 2.41m (8'8" x 7'11")

Appointed with a period style suite in white to include roll topped ball and claw foot bath with mains shower over and folding screen, pedestal wash hand basin, close coupled wc, bidet, spot lights, windows to two aspects and painted floor boards.

## OUTSIDE

The home is a gardeners delight : the south facing gardens enjoys views to open countryside and includes lawns with mature shrub and herbaceous borders, seating areas placed to maximise the sun at different times of day, vegetable plot with shed and greenhouse and a further summer house which could be ideal for a bespoke workspace. The hot tub, with its field views, is an indulgent luxury. There is 2 car reception parking to the front of the cottage and



a detached utility room fashioned from a former air raid shelter completes the property.

### TENURE

We have been informed by the Vendors that the property is Freehold. Please confirm this via your Legal Representatives prior to commitment to purchase.

### COUNCIL TAX

We understand that the latest Council Tax banding indicates that the property is a BAND C. We advise prospective purchasers to confirm this banding via the relevant local authority prior to legal completion.

### FLOOR PLANS

The floor plans included are for identification purposes only and, as representations, are not to scale. The prospective purchaser should confirm the the property suitability prior to offer.

### ANTI MONEY LAUNDERING AND REFERRALS

Intending purchasers will be asked to produce identification documentation at the offer stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale. Newton Fallowell and our partners provide a range of services to buyers, although you are free to use an alternative provider. We can refer you on to Mortgage Advice Bureau for help with finance. We may receive a fee of £200, if you take out a mortgage through them. If you require a solicitor to handle your purchase we can refer you on to our in house solicitors. We may receive a fee of upto £200 if you use their services.

### KEY FACTS FOR BUYERS

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## Floorplan



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