



- A detached cottage set in a picturesque and peaceful location
- Original cottage dates back to the mid 1800's
- Three bedrooms all with views across the gardens
- Double garage and expansive brick paved driveway
- 2/3 of an acre of mature and well established gardens
- Easy access to A37 & A39 for those needing to commute



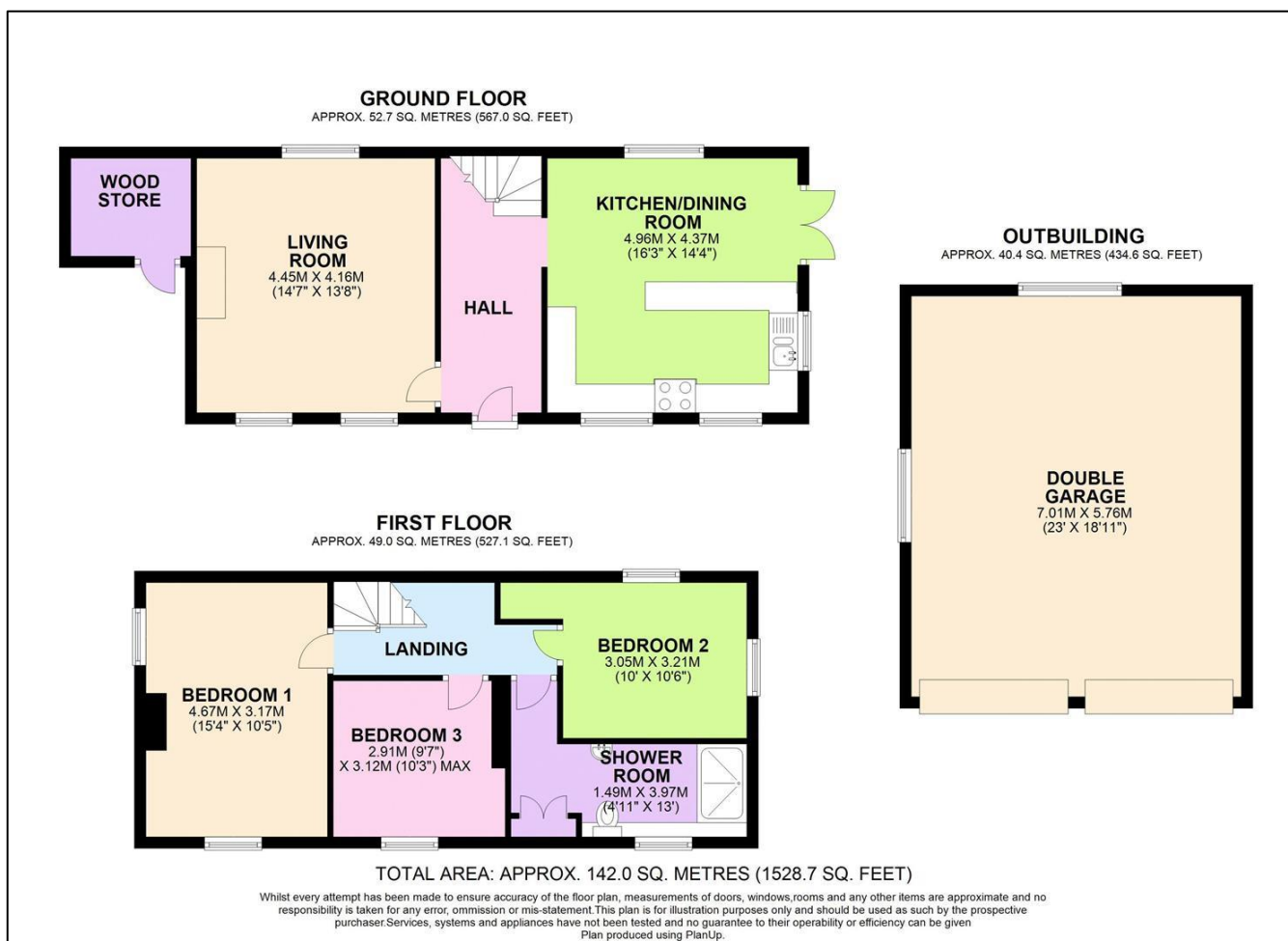
'The location and gardens which surround this attractive and pretty cottage are a real delight and would make a superb haven for a growing family given the outdoor space on offer!'

Occupying a beautiful leafy plot measuring approximately 2/3rds of an acre, this three bedroom detached cottage is packed full of charm and character and is surrounded by mature, well tended gardens. The cottage itself has a lovely homely feel and offers a welcoming entrance hallway, cosy lounge with feature log burning fire with chimney cavity lined by 'Cico' and a nice size kitchen/dining room with bespoke solid wood units and granite surfaces. On the first floor there are three double bedrooms all with a pleasant aspect across the gardens and a modern and well fitted shower room. The property has recently been fitted with a new roof and has LPG gas and is double glazed.

Externally the property has so much to offer, as you approach the property there is a brick paved driveway then passes the front facade of the property which is lined by wisteria and flower borders. There is a large, private front garden with seating area and mature hedging to the boundary. As you pass the double garage there is a further seating area and then onto an expansive rear garden that would be the perfect haven for growing families being quiet, safe and secure. There is a well stocked vegetable patch, fruit trees and a solid Teak bench to the top end of the garden. The double garage is also a large space with power sockets, strip light and water supply, and could also be adapted further subject to the necessary permissions being granted.

Mearns is a peaceful and rural hamlet situated between High Littleton & Timsbury and easily accessible of both A37 & A39 for those needing to commute. The property is surrounded by open countryside with very few neighbours around and has a choice of public footpaths for those keen to explore.





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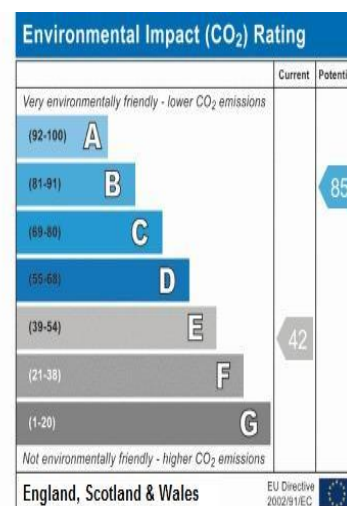
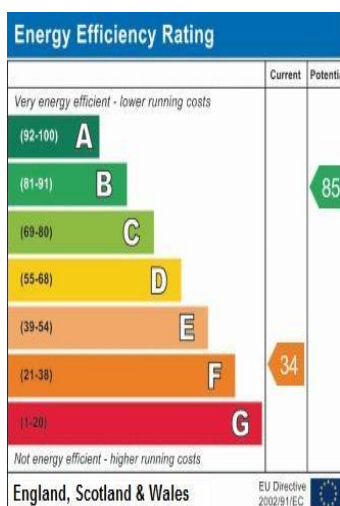


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