



- 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.



GROUND FLOOR
APPROX. 52.7 SQ. METRES (567.0 SQ. FEET)



OUTBUILDING
APPROX. 40.4 SQ. METRES (434.6 SQ. FEET)



FIRST FLOOR

APPROX. 49.0 SQ. METRES (527.1 SQ. FEET)



TOTAL AREA: APPROX. 142.0 SQ. METRES (1528.7 SQ. FEET)

Whilst every attempt has been made to ensure accuracy of the floor plan, 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 illustration purposes only and should be used as such by the prospective purchaser. Services, systems and appliances have not been tested and no guarantee to their operability or efficiency can be given.

Plan produced using PlanUp.

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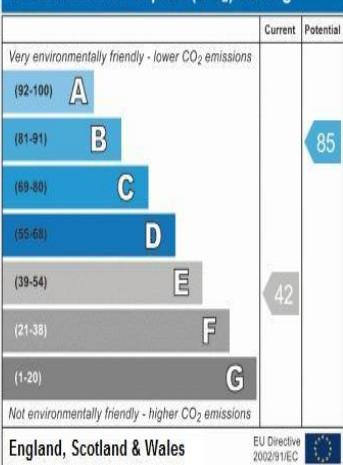
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Zoopla

Energy Efficiency Rating



Environmental Impact (CO₂) Rating



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01761 411020 or email us at sales@samchiversproperty.co.uk

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