



CHAPEL COTTAGE, FRITHELSTOCKSTONE, EX38 8JP £190,000

A charming two bedroom cottage in the village of Frithelstockstone, offering characterful and flexible living space with a cosy wood burner, bright kitchen/breakfast room and a delightful south-facing garden with established planting, patio and useful storage.

A charming cottage with character, flexible living space and a south-facing garden.

Chapel Cottage is a delightful two-bedroom home offering a lovely blend of traditional charm, comfortable living and outdoor appeal, in the village of Frithelstockstone.

The ground floor has a wonderfully homely feel, with connecting sitting and dining rooms that provide flexibility for both everyday living and entertaining. The sitting room is centred around a feature wood burner, creating a warm and inviting space, while the kitchen/breakfast room benefits from rooflight windows and opens directly onto the garden – perfect for enjoying the morning sunshine or summer evenings .

Upstairs, two well-proportioned bedrooms are arranged from the landing alongside the bathroom, providing comfortable accommodation for a couple, small family or those looking for a welcoming village retreat.

Outside, the south-facing rear garden is a particular highlight. A patio provides space for outdoor dining, leading onto an established lawn framed by mature trees established shrubs. Useful open storage and a wood store add practicality.

Oil-fired central heating and double glazing complete this appealing village home.

Services: Mains electricity, water & drainage.

Oil fired central heating

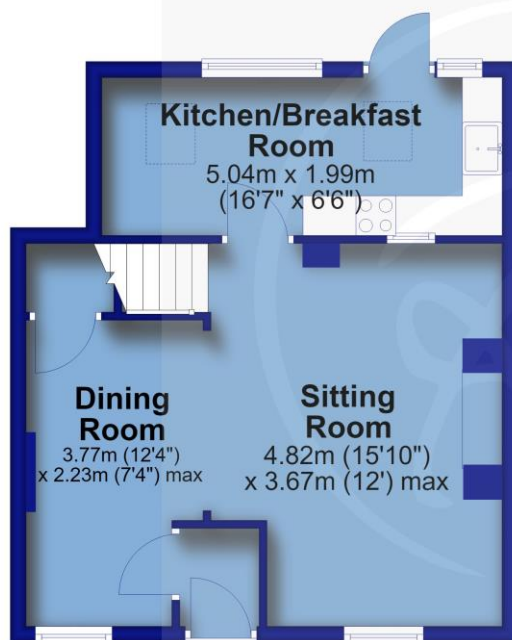
Energy Performance Certificate: D (61)

Council Tax: BAND B (£2,001.53 per annum)



Ground Floor

Approx. 39.4 sq. metres (424.4 sq. feet)



Kitchen/Breakfast Room

5.04m x 1.99m
(16'7" x 6'6")

Dining Room

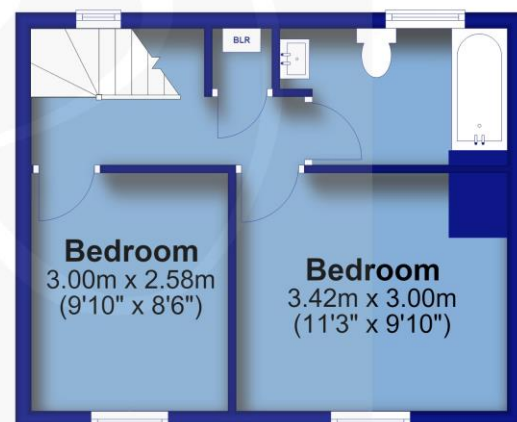
3.77m (12'4")
x 2.23m (7'4") max

Sitting Room

4.82m (15'10")
x 3.67m (12') max

First Floor

Approx. 28.9 sq. metres (311.0 sq. feet)



Bedroom

3.00m x 2.58m
(9'10" x 8'6")

Bedroom

3.42m x 3.00m
(11'3" x 9'10")

For clarification we wish to inform prospective purchasers that we have prepared these sales particulars as a general guide. We have not carried out a detailed survey, nor tested the services, appliances and specific fittings. Room sizes should not be relied upon for carpets and furnishings. If there are any important matters which are likely to affect your decision to buy, please contact us before viewing the property. No responsibility can be accepted for any expenses incurred by any intending purchaser in inspecting properties which have been sold, let or withdrawn.