



Chapel Street, Haconby Bourne
£400,000 **Freehold**

QUENTIN
MARKS



Key Features



- Detached Cottage
- 2 Substantial Barns Included
- 3 Double Bedrooms
- Lounge
- Sitting Room

This cottage enjoys a wealth a character with exposed beams and stonework, and now includes both the red brick barn at the front of the plot, and the substantial red brick barn at the rear. Enquiries were made of the Local Planning Authority as to the likelihood of converting the barn for residential use some years ago, and some initial plans showing a 3 bedroomed barn conversion with ensuite were drawn up, but were not submitted.

The cottage itself is entered from the front door into a welcoming Sitting Room (4.4m x 3.6m) having a woodburner set on a quarry tiled hearth, and with a flagstone floor. An inner lobby with stairs to the first floor leads to a beautiful Dining Room (4.2m x 3.5m) with a lovely open fireplace.



At the other end of the cottage, another reception room, the Lounge (4.6m x 4.3m) has a wonderful inglenook fireplace with inset (feature only) range cooker, and set into the inglenook also a bread oven.

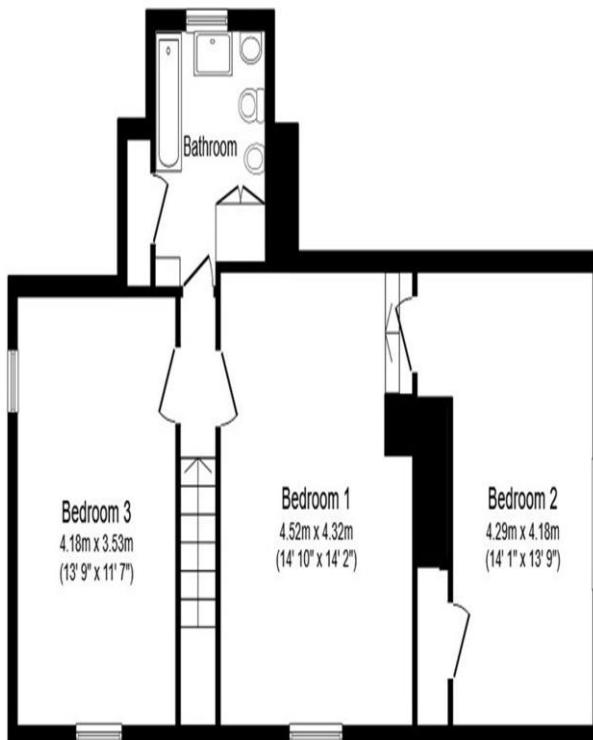
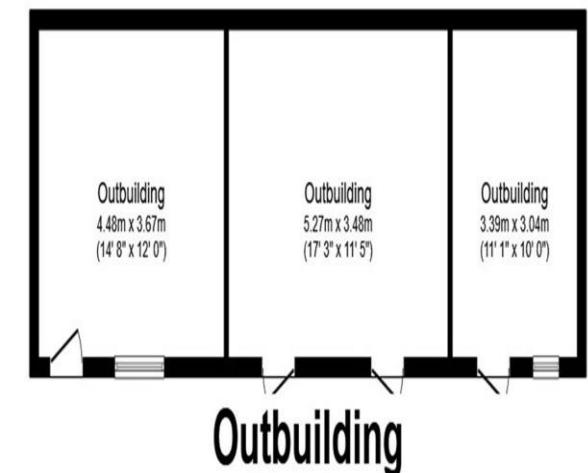
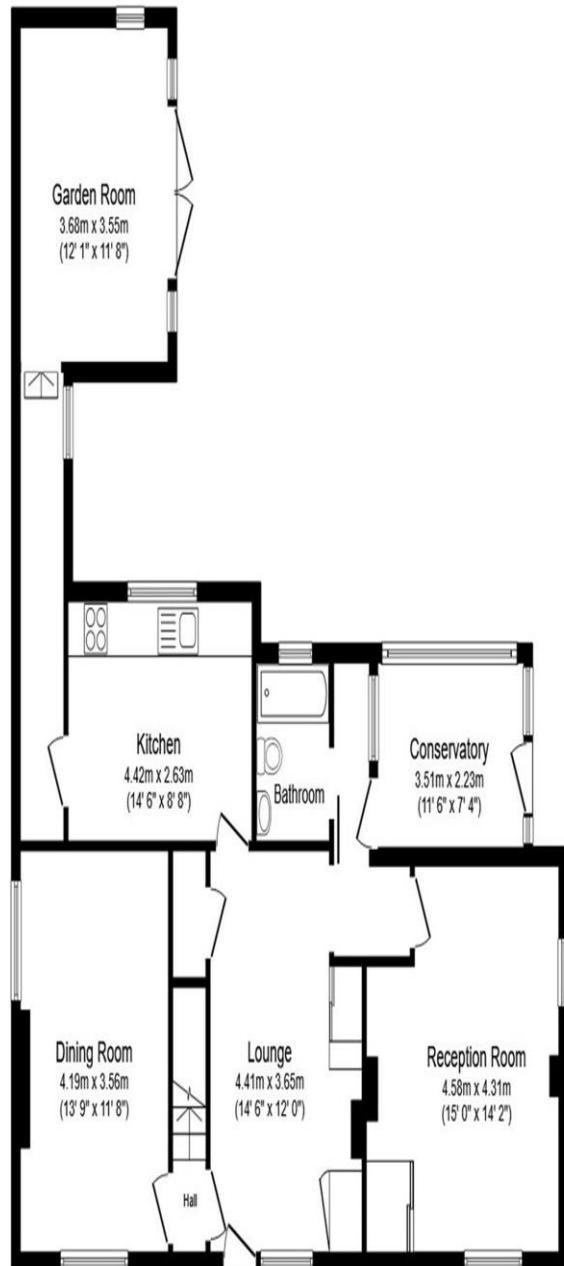
There is a side porch, and a downstairs wetroom. Leading off the Sitting Room you come to the Kitchen (4.4m x 2.7m) with a range of units, and access from here and through a Utility Room leads to a lovely Garden Room (3.9m x 3.5m) with views and access to the garden.

Upstairs you will find 3 large double bedrooms, although it should be noted that 1 bedroom is accessed through another that has a restricted ceiling height of 1.76m. Bedroom 1 is 4.2m x 3.6m, Bedroom 2 4.4m x 3.0m and Bedroom 3 is 3.8m x 3.2m. On the first floor there is also a bathroom with a 4 piece bathroom suite.

The property has the benefit of oil fired central heating from a recently replaced boiler, and double glazed windows.

Outside, a driveway provides access for a number of vehicles, and there is a lovely cottage garden planted out with numerous bulbs, plants, shrubs and bushes. A substantial 'Ancaster' detached brick built barn offers tremendous potential.





Ground Floor

First Floor

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INFORMATION



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