



## Pond View Cottage High Street Barmby-On-The-Marsh DN14 7HJ

£420,000

**FREEHOLD**

Nestled in the charming village of Barmby-On-The-Marsh, this delightful period semi-detached cottage, dating back to the late 1700s, offers a blend of historical character and modern comfort. Pond View Cottage is extremely well presented and is an ideal family home.

Boasting three spacious double bedrooms, this cottage provides ample space for family living or hosting guests. Each room is filled with natural light, enhancing the warm and inviting atmosphere throughout the home. The property showcases an array of period features that add to its unique charm, including original beams and traditional fireplaces.

The highlight of this property is undoubtedly the beautiful, south facing, landscaped gardens to the rear. These gardens offer a serene outdoor space, perfect for relaxation or entertaining family and friends during the warmer months. In addition there is a range of outbuildings/stores and a potting shed.

An early viewing is highly recommended to appreciate the property on offer, do not miss the opportunity to make this enchanting cottage your new home.

**EPC: C**



- Delightful semi-detached cottage dating back to the late 1700's
- Boasting an array of period features
- Village location

#### Entrance Porch

Exposed ceiling beams. Vaulted Ceiling. Timber panelled walls to half height. Timber effect laminate floor. Open aspect into the Dining Room.

#### Dining Room

Timber effect laminate floor. Exposed ceiling beams. Timber panelled walls to half height. One central heating radiator. Full height double fitted cupboard in alcove. Double doors leading into the Kitchen.

#### Kitchen/Breakfast Room

A range of fitted base units finished in cream and having granite work tops and upstand. The units incorporate an inset sink. Free standing Island unit/ Breakfast Bar with granite tops. Timber cooker canopy with concealed extractor fan Walk in Pantry measuring 3'7"x 6'6" with quarry tiled floor and fitted shelving. Full length picture window. Ceramic tile floor. Two central heating radiators. Under stairs storage cupboard. Exposed ceiling beams.

#### Family Room

Exposed brick fire surround with quarry tiled hearth and timber mantle housing a multi fuel burning stove. Fitted double alcove cupboard. One central heating radiator.

#### Utility Room

A range of fitted cupboards matching those in the kitchen. Granite worktops with inset sink. Plumbing for a washing machine and dishwasher. Fitted cloaks cupboard with boot bench. Timber flooring. panelled walls. One central heating radiator. Rear door access.

#### Lounge

Polished timber fire surround with cast inset, housing a coal effect

gas fire. Timber effect laminate floor. Exposed ceiling beams. One central heating radiator. Sliding patio doors leading out to the rear garden.

#### Landing

#### Bedroom One

To the front elevation. One central heating radiator. Built in storage cupboard.

#### Bedroom Two

To the front elevation. One central heating radiator. Two double fitted wardrobes in alcoves.

#### Dressing Area

Range of fitted wardrobes comprising two doubles and two singles. One vertical radiator. Built in cupboard with hot water cylinder and second built in cupboard with wall mounted gas fired boiler. Airing cupboard.

#### Bedroom Three

To the front elevation. One central heating radiator.

#### Bathroom

White suite comprising a free standing roll top bath with mixer tap, pedestal wash hand basin, corner shower cubicle with laminate wall panelling and a low flush WC. Chrome heated towel rail. Walls panelled to half height. Timber effect laminate floor.

#### Gardens

To the rear of the property there are beautiful, south facing, landscaped gardens, providing an ideal space for families and entertaining. The immaculate gardens have been extremely well maintained by the current owners and offer extensive lawned areas, well stocked flower and shrub borders, mature trees and



- Extremely well presented
- Lovely family accommodation
- 3 Double bedrooms
- Beautiful, south facing, landscaped gardens
- Range of outbuildings/stores
- Extending to approx 1600 sq ft
- Viewing essential

large patio area. In addition there is a small pond, a brick built play house and a range of outbuildings. A walkway down the side of the property provides access to the front.

#### Outbuildings

A range of outbuildings comprising;

Workshop 9'6" x 9'.

Timber framed shed on brick base 7'6" x 6'

Store 7'6" x 5f'3"

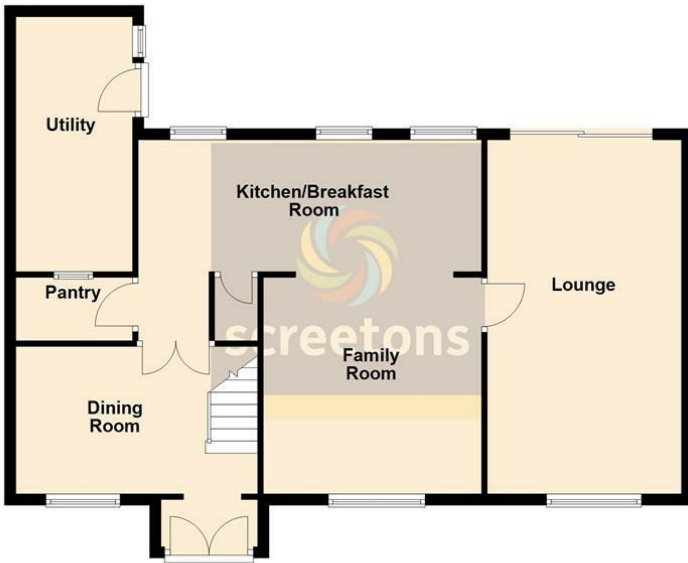
Potting Shed 7'6" x 4'1"

#### Further information

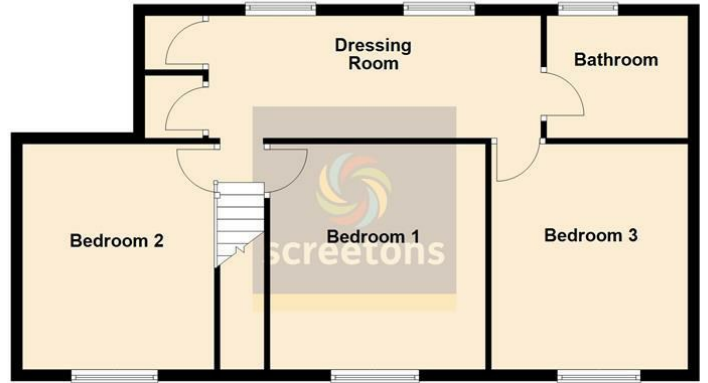
The removal of foul drainage is via a septic tank.



Ground Floor



First Floor



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			92
(81-91) B			
(69-80) C		69	
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements

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