

Ivy Cottage, Blackland Crossroads, Blackland Calne SN11 8PU

allen & harris

Welcome to

Ivy Cottage, Blackland Crossroads, Blackland Calne

This characterful cottage features a cosy lounge with a brick fireplace, a well-equipped kitchen, utility room, and conservatory. Upstairs offers three bedrooms and a modern bathroom. Outside boasts a front garden with a live well, driveway parking, and a spacious wrap-around rear garden.















This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.focalagent.com

Entrance Porch

Lounge
11' 8" max x 24' max (3.56m max x 7.32m max)

Kitchen
7' 9" max x 10' 2" max (2.36m max x 3.10m max)

Utility Room
7' 9" max x 7' 5" max (2.36m max x 2.26m max)

Conservatory
9' 5" max x 13' 3" max (2.87m max x 4.04m max)

Landing

Bedroom One
11' 7" max x 12' 4" max (3.53m max x 3.76m max)

Bedroom Two
8' 6" max x 11' 7" max (2.59m max x 3.53m max)

Bedroom Three
7' 9" max x 10' max (2.36m max x 3.05m max)

Bathroom

Front Garden

Rear Garden

Parking

Outbuildings

Agents Note

Agent Note 2

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- Detached Cottage
- Lounge with Feature Brick Fireplace
- Conservatory
- Utility Room
- Wrap-Around Rear Garden

Tenure: Freehold EPC Rating: F
Council Tax Band: E

£625,000









Please note the marker reflects the postcode not the actual property

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The Property Ombudsman

Property Ref:
CLN109838 - 0008

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