



**188 Hill Top Road**

- THREE BEDROOM COTTAGE
- IDEAL FAMILY HOME
- MODERNISATION REQUIRED
- SPACIOUS LIVING SPACE

**Offers In Region Of £270,000**





## Property Description

### DESCRIPTION

Occupying an attractive position, this characterful Grade II listed, three-bedroom cottage offers spacious and versatile accommodation, making it an exciting opportunity for buyers looking to create a wonderful family home. Retaining a wealth of period charm throughout, the property would benefit from modernisation but offers outstanding potential to add value and personalise.

The accommodation briefly comprises a welcoming entrance hall, a generous living room with an attractive stone fireplace and exposed beams, a separate dining room, a fitted kitchen and utility room. A second reception room provides additional flexible living space and gives access to a useful loft room/study, ideal for those working from home, pursuing hobbies or requiring occasional accommodation.

To the first floor are three well-proportioned bedrooms, including an impressive master bedroom featuring fitted storage an ensuite shower room, together with two further bedrooms and a family



bathroom.

Externally, the property enjoys a lawned front garden and a driveway providing off-road parking and an attached store/utility area. Full of character and offering generous room sizes throughout, this is a rare opportunity to acquire a cottage with enormous scope for improvement in a desirable setting.

#### DINING SPACE

15' 09" x 13' 01" (4.8m x 3.99m) A welcoming entrance and dining area full of character, featuring exposed ceiling beams, attractive stonework and ample space for a family dining table. Positioned at the heart of the home, this versatile space provides an ideal setting for everyday dining and entertaining, while an open staircase enhances the cottage's charm and leads to the first floor.



#### LIVING ROOM

15' 01" x 18' 03" (4.6m x 5.56m) A superbly proportioned reception room, full of charm and character, featuring exposed ceiling beams, a striking stone fireplace and dual-aspect windows that fill the space with natural light. Offering ample room for a variety of seating arrangements, this inviting room provides an ideal setting for both everyday family living and entertaining.

#### SECOND RECEPTION ROOM

12' 00" x 16' 00" (3.66m x 4.88m) A spacious and versatile second reception room featuring exposed ceiling beams and a feature fireplace, offering excellent flexibility to suit a variety of needs. Currently used as a home office and hobby space, the room could equally serve as a family room, snug or dining room. A spiral staircase leads to a useful loft room, complete with a skylight and eaves storage, providing an ideal study, hobby room or additional workspace.



#### KITCHEN

13' 03" x 6' 02" (4.04m x 1.88m) A fitted kitchen offering an excellent range of wall and base units with complementary work surfaces, providing plenty of storage and preparation space. The kitchen also enjoys direct access to the adjoining utility room and offers excellent scope for modernisation, allowing buyers to create a stylish space tailored to their own tastes.



#### MASTER BEDROOM

15' 02" x 12' 04" (4.62m x 3.76m) This impressive master bedroom is generously proportioned, offering ample space for a full range of bedroom furniture together with a comfortable seating area. The room benefits from wardrobe storage, providing excellent practicality, while the adjoining ensuite comprises a shower, hand wash basin and WC. Filled with natural



light, the bedroom offers an excellent opportunity for buyers to modernise and create a superb master suite tailored to their own tastes.

#### BEDROOM 2

9' 10" x 12' 02" (3m x 3.71m) This second bedroom is a well-proportioned double room enjoying pleasant views through a large window, creating a bright and inviting space. Offering ample room for a double bed and additional furniture, it provides comfortable accommodation for family members or guests and like the rest of the property, offers excellent scope for cosmetic modernisation.



#### BATHROOM

5' 11" x 6' 04" (1.8m x 1.93m) The family bathroom is fitted with a three-piece suite comprising a panelled bath, pedestal hand wash basin and WC. Characterful panelling and decorative tiled walls add to the rooms traditional appeal, while a frosted window provides natural light and ventilation. The bathroom offers a functional space with scope for modernisation to suit individual tastes.

#### BEDROOM 3

11' 07" x 5' 04" (3.53m x 1.63m) Bedroom three is a well-proportioned single bedroom overlooking the rear of the property. Benefiting from a built-in storage cupboard, the room offers excellent potential as a child's bedroom, nursery or home office, with space for essential furniture.



#### EXTERIOR

Externally, the property is approached via a generous driveway providing off-road parking, alongside a well-maintained lawned front garden with mature shrubs and established planting, creating an attractive first impression.





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