



BRAMLEA COTTAGE

Low Cross Hill, Tilston

Rickitt
Partnership

Detached cottage needing modernisation

Detached period cottage ♦ Three bedrooms ♦ Two reception rooms ♦ Great potential ♦ Delightful location
Needs modernisation ♦ Good size garden/plot ♦
Detached timber barn ♦ Small brick outbuilding ♦ NO CHAIN ♦ EPC F

Description

Believed to date back to the 19th century in parts, this three bedroomed detached cottage has great potential and sits in a good size plot. The property has two reception rooms and is in need of full modernisation. The cottage is located in a delightful location close to Tilston Village.

Entrance Porch

Windows to three sides. Tiled floor. Free standing oil fired boiler.

Kitchen

Range of base and wall units. Electric cooker point. Walk in pantry. Part tiled wall.

Bathroom

Bath with electric shower above and hand wash basin. Part tiled walls. Frosted window to side. Tiled floor.

Cloakroom

Low level WC. Frosted window to side.

Sitting Room

Range fireplace with tiled hearth. Built in cupboard. Tiled floor. Window to front and one to rear.

Inner Hall

Open staircase to first floor. Window to side. Tiled floor.





Dining Room

Fireplace with exposed brick work surround and tiled hearth. Exposed timber ceiling. Window to side and small window to rear.

Side Entrance Porch

Door to front. Window to side. Tiled floor.

First Floor Landing

Window to side. Exposed beamed ceiling. Radiator.

Bedroom One

Fireplace with tiled surround and tiled hearth. Window to rear and one to front. Built in cupboard. Radiator.

Bedroom Two

Window to front and one to side. Built in cupboard. Radiator.

Bedroom Three

Small window to side and one to rear. Exposed beamed ceiling. Timber flooring. Radiator.

Outside

The property sits on a good sized plot, which is mainly laid to lawn with a paved pathway to the house. There is a large driveway to the side of the cottage, which offers off road parking. There is a timber barn and a small mostly brick built outbuilding on the grounds.

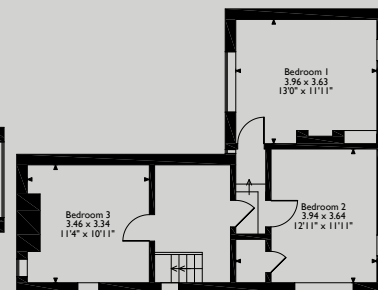
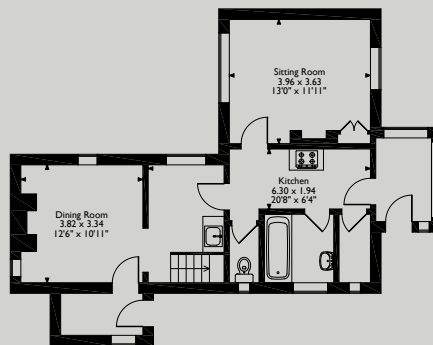
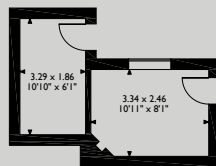
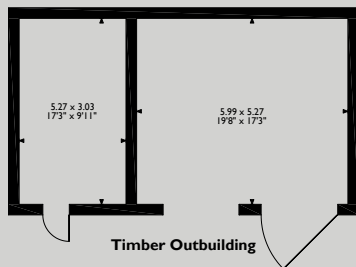
Property Information

The council tax is band E. We understand the property is freehold. Mains water, electricity and private drainage. There is an oil fired boiler. Shady Oak, a bungalow close to the cottage, has pedestrian and vehicle access over the driveway.



Floorplans

Approximate Gross Internal Area
Main House = 107 Sq M/1152 Sq Ft
Outbuilding = 62 Sq M/667 Sq Ft
Total = 169 Sq M/1819 Sq Ft



Please note that the location of doors, windows and other items are approximate and this floorplan is to be used for illustrative purposes only. Unauthorized reproduction is prohibited.

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