

11 BEDEHOUSE BANK, BOURNE, PE10 9JX



£565,000 OFFERS IN EXCESS OF

"Grade II Listed cottage with modern annexe"

- GRADE II LISTED COTTAGE AND MODERN ANNEX
- TOTAL OF FOUR BEDROOMS
- DRIVEWAY AND DOUBLE GARAGE
- ENSUITE AND SHOWER ROOM
- SHEPHERD HUT
- OUTDOOR SEATING AREA
- OUTSTANDING ORIGINAL FEATURES
- SET WITHIN THE OLDEST PART OF BOURNE
- EASY ACCESS TO LOCAL SCHOOLS AND AMENITIES
- EPC ENERGY RATING D - COUNCIL TAX BAND C



PROPERTY HIGHLIGHTS

Rosedale Property Agents are delighted to offer to the market this most unique opportunity. This cottage is set within the oldest part of Bourne, with easy access to local schools and amenities.

There are a number of outstanding features to include exposed original beams, inglenook fire place, farmhouse style kitchen/breakfast room, private garden with shepherds hut and a two car driveway to the side leading to a double garage. There is also a large storage building to the rear of the property.

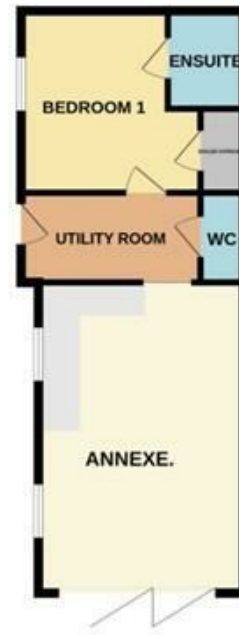
The main house is split over two floors with a rear entrance porch, kitchen/breakfast room, inner hallway with stairs to the first floor, lounge diner, refitted shower room and currently bedroom one. Upstairs there are two bedrooms.

Outside is where this property really comes alive, with manicured lawns and patios, leading to the modern detached self contained annexe.

This lovely building has a modern feel with some lovely features including high ceiling within the kitchen/living space and exposed beams. Beyond that there is a utility area, cloakroom and main bedroom with ensuite. This property is ideal for a family with older children or elderly parents looking to be closer, with the desirable living of a lovely cottage and a modern annex within a private garden.

🛏 4 Bedrooms 🚿 2 Bathroom 🪑 2 Reception





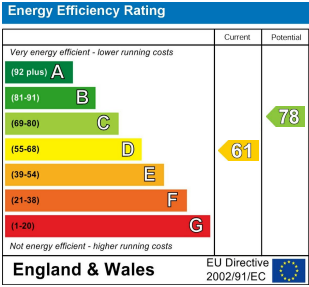


SERVICES & UTILITIES

Tenure: Freehold Council Tax Band: C

For the MATERIAL INFORMATION REPORT on this property select the link - 26392352

Or alternatively speak to your Rosedale agent who will be able to help you.



Interested in viewing this property?

01778 420011

12 North Street, Bourne, Lincolnshire, PE10 9AB

IMPORTANT INFORMATION

Anti-Money Laundering Checks: In accordance with the Money Laundering Regulations, all purchasers are required to complete identity and anti-money laundering (AML) checks. Rosedale Property Agents will undertake these checks and a charge of £50 including VAT per person will apply to every purchaser named in the transaction. This charge is non-refundable once the checks have been initiated.

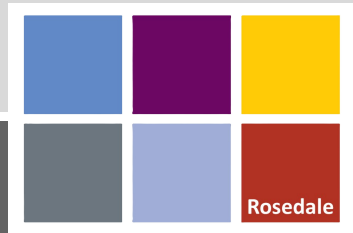
Property Particulars: These particulars are intended as a general guide only and do not constitute, nor form part of, an offer or contract. All descriptions, dimensions, measurements and areas are approximate and prospective purchasers should satisfy themselves as to their accuracy.

Floorplans & Measurements: Floorplans are provided for guidance only, are not necessarily to scale and should not be relied upon for precise measurements or the positioning of furniture, appliances or fittings. All dimensions and floor areas are approximate.

Photographs: Photographs are provided for illustrative purposes. Images may have been digitally enhanced, including adjustments to brightness, exposure, colour and contrast; however, such enhancement is not intended to materially alter the appearance, features or condition of the property.

Services & Appliances: Unless otherwise stated, Rosedale Property Agents has not tested any services, appliances, equipment, heating systems or installations referred to within these particulars. Prospective purchasers should satisfy themselves as to their condition and operation.

Material Information: Rosedale Property Agents will provide known material information relating to the property in accordance with applicable consumer protection legislation. Prospective purchasers should review all available information, make appropriate enquiries and obtain independent legal and professional advice before entering into a commitment to purchase.



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