



- End of terrace character cottage with log burner
- Interesting self contained garden studio
- Detached garage and workshop with power and lighting
- Enclosed sunny garden space and private parking
- Cottage has feature flag stone flooring and two decent sized double bedrooms
- Many different options with this purchase!



"An interesting end of terrace character cottage with a self-contained studio, storage yard and large garage workshop".

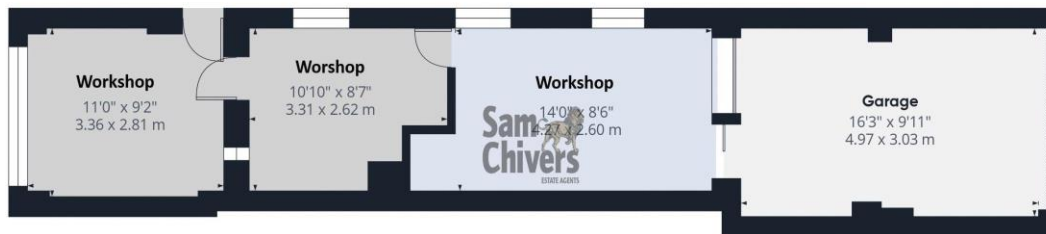
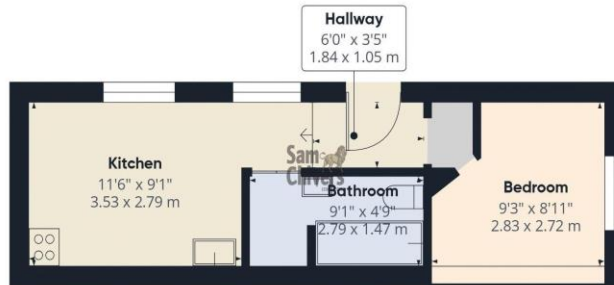
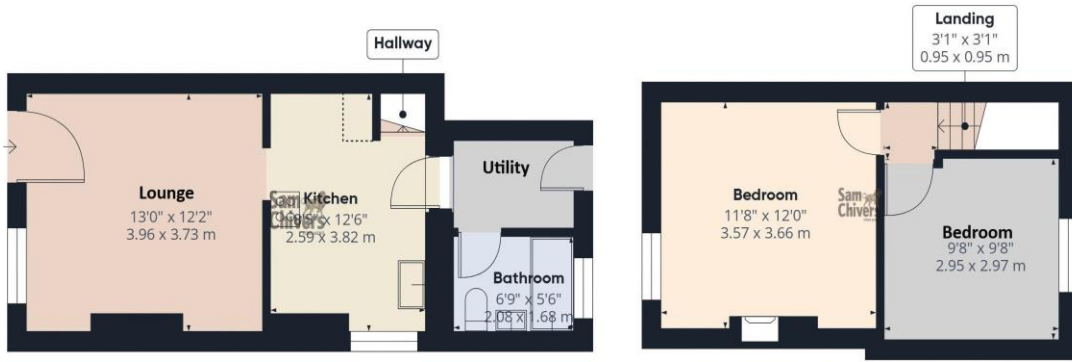
The accommodation of the cottage comprises a lounge with feature log burner and flag stone flooring. The kitchen also has flag stone flooring and nice and light with window to side. To the rear is a utility room with plumbing for washing machine and door to garden. The bathroom has a shower over bath. On the first floor are two decent size double bedrooms. Outside to front is a small yard area and to side access leading into the rear garden. Gas central heating and double glazing.

The garden studio provides an open plan lounge kitchen, a bedroom and bathroom, it has its own gas central heating system. Further on it a hard standing / yard ideal for storage however with clearance works could make for a sunny garden space if required.

A large garden and workshop with power and lighting occupy the far end of the garden and there is parking to the front of this building.

Tenure: Freehold. **Council Tax Band:** A.





Approximate total area⁽¹⁾
1321 ft²
122.7 m²

Reduced headroom
4 ft²
0.4 m²

(1) Excluding balconies and terraces

Reduced headroom
----- Below 5 ft/1.5 m

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

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Score	Energy rating	Current	Potential
92+	A		
81-91	B		88 B
69-80	C		
55-68	D	63 D	
39-54	E		
21-38	F		
1-20	G		

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