

1 WOODROUGH COTTAGES

Bramley



**Chantries
& Pewleys**

ESTATE AGENTS



AT A GLANCE

Semi-detached character cottage in central Bramley

Sitting and dining room arranged as two connected spaces

Two open fireplaces, one with exposed brickwork, & front bay window

Country-style fitted kitchen with integrated appliances

Two double bedrooms

Modern first-floor bathroom

Useful second-floor loft room

Private south-west facing rear garden

Parking available in the lane

Tucked away on an attractive country lane

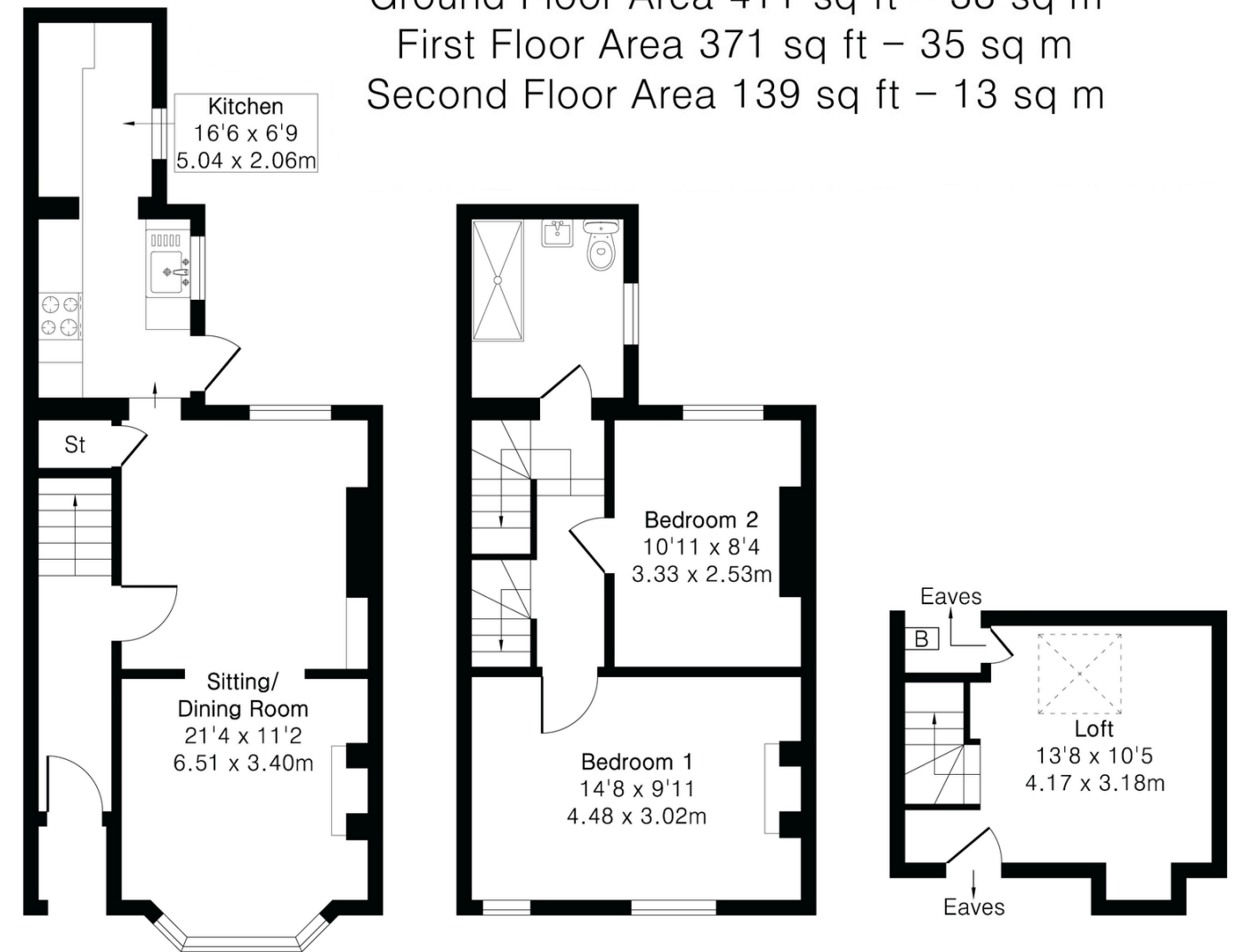
Tenure: Freehold. **Council Tax Band:** D. **EPC:** E

Approximate Gross Internal Area 921 sq ft - 86 sq m

Ground Floor Area 411 sq ft – 38 sq m

First Floor Area 371 sq ft – 35 sq m

Second Floor Area 139 sq ft – 13 sq m



Ground Floor

First Floor

Second Floor

FROM THE AGENT

This cottage is beautiful in every way, from its gorgeous décor to its super convenient position in the lovely village of Bramley.

Warmly,

Toni

Toni Humphreys
Associate



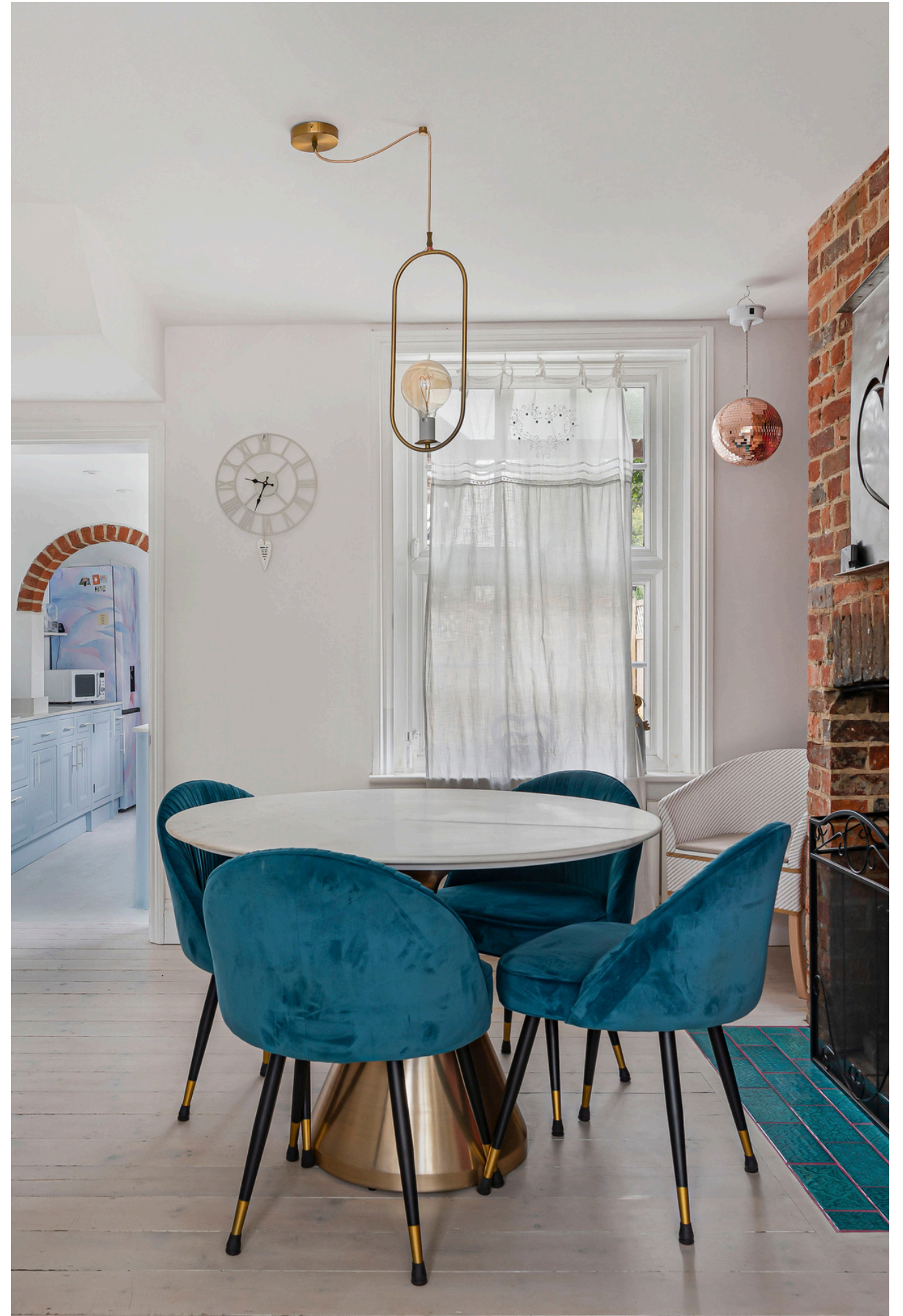
LIVING & DINING

The main living space runs through much of the ground floor and is arranged as two connected areas, allowing sitting and dining to have a clear place of their own.

At the front, the sitting room is centred around a fireplace with a dark surround, while the bay window with fitted shutters brings natural light into the room. There is space for two sofas without interrupting the route through to the dining area.

The dining space changes in character, with exposed brickwork and an open fireplace providing its focal point. It sits between the sitting room and kitchen, making it a practical everyday dining area as well as somewhere that can accommodate a larger table when needed.

The open connection between the two rooms allows light and views to carry through the ground floor while retaining the character of the original spaces.





KITCHEN & UTILITY

Beyond the dining room, an opening leads into the kitchen and arched brickwork provides a lovely dividing feature.

Pale blue cabinetry runs along both sides, creating a galley-style arrangement with worktop space and storage kept within straightforward reach. A window above the sink brings in light from the side, while a door on the side provides direct access into the garden.

This connection is particularly useful with the garden's south-west orientation. In warmer weather, food and drinks can move directly from the kitchen to the seating area immediately outside.



FIRST FLOOR

Two double bedrooms and the bathroom are arranged across the first floor.

The principal bedroom sits at the front of the cottage and has two windows overlooking the lane. Exposed floorboards and a brick fireplace retain some of the house's original character within the room.

The second bedroom is positioned in the middle, while the bathroom (at the rear) has been given a more contemporary treatment. A walk-in shower is paired with a wall-mounted vanity unit and WC, with patterned wallpaper adding a distinctive finish.

Stairs continue to the second floor where there is a useful loft room. Set beneath the roofline and lit by a roof window, it provides valuable additional space separate from the two main bedrooms.



THE GARDEN

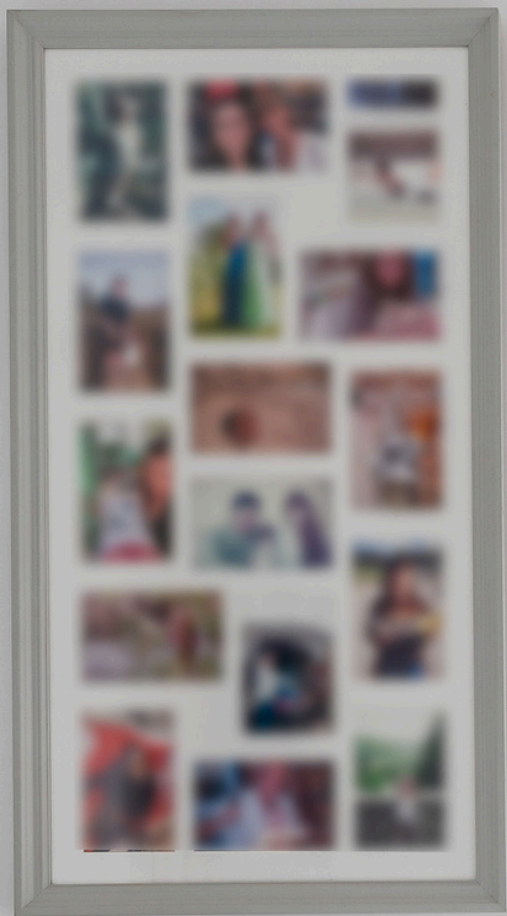
The rear garden faces south-west and is enclosed by fencing, giving it a private position behind the cottage.

A paved area immediately outside the kitchen provides a natural place for a table and chairs, with the remainder of the garden extending beyond. Side access connects the front and rear without needing to pass through the house.

There is also a garden shed adding useful storage away from the main accommodation.

Parking is available in the lane to the side of the property.





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