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7-8 Malt Kiln

- THREE BEDROOM COTTAGE
- TWO RECEPTION ROOMS
- GARDENS TO THE FRONT & REAR
- VILLAGE LOCATION

Offers In Region Of £189,950
EPC Rating '53'





Property Description

DESCRIPTION

Tucked away in a popular and convenient location, this delightful Grade II listed three-bedroom cottage is full of warmth and character, offering the perfect blend of charming period features and comfortable everyday living.

Step inside and you'll find two spacious reception rooms, giving you plenty of flexibility - whether you're looking for a cosy lounge to unwind in, a separate dining room for hosting, or a family space that works around your lifestyle. The well-appointed kitchen sits perfectly within the flow of the home, and the family bathroom completes the ground floor.

Upstairs, the cottage continues to impress with three well-proportioned bedrooms, each offering a lovely sense of space and character. There is also a roof space, providing useful storage and potential for future development, subject to the necessary consents.

With its inviting layout, original charm, and an excellent location close to local amenities and transport links, this is a home that truly feels special - ready for its next chapter.





LIVING ROOM

16' 10" x 13' 00" (5.13m x 3.96m) A generously sized living room featuring two front-facing windows that fill the space with natural light. The room retains plenty of original character, including exposed beams and a feature fireplace with a log burner, creating a warm and inviting atmosphere. Finished in neutral tones, the room offers a bright and welcoming feel throughout. There is front door access, stairs leading to the first-floor rooms, and useful understairs storage, adding to the practicality and charm of this lovely living space.



KITCHEN

16' 02" x 14' 04" (4.93m x 4.37m) A good-sized kitchen enjoying plenty of natural light from two rear-facing windows and offering direct access to the back garden via a rear door. The room is full of character, featuring original exposed beams and a striking stone feature fireplace with a log burner, adding warmth and charm. Fitted with a range of neutral wall and base units, the kitchen provides ample storage and workspace, perfectly combining traditional style with everyday practicality.



DINING ROOM/ 2ND LIVING ROOM

14' 10" x 12' 09" (4.52m x 3.89m) Another fantastic sized room offering versatile use as either a formal dining space or a comfortable second living room. The room enjoys excellent natural light from three rear-facing windows and features a striking stone fireplace with a log burner, adding warmth and character. Original beams and neutral décor enhance the cottage's charm, while fitted storage space provides both practicality and character.



BEDROOM ONE

16' 00" x 12' 10" (4.88m x 3.91m) A bright and spacious double bedroom featuring three rear-facing windows that fill the room with natural light. The room boasts a charming feature fireplace and original exposed beams. Finished in neutral décor, it includes fitted wardrobes and offers ample space to accommodate a range of furniture styles, creating a comfortable and elegant retreat.

BEDROOM TWO

13' 02" x 13' 06" (4.01m x 4.11m) A light and airy double bedroom featuring two rear-facing windows that provide plenty of natural light. The room includes fitted wardrobes for convenient storage and a charming stone feature fireplace. Exposed beams further enhance the room's traditional appeal, while the spacious layout offers flexibility for a variety of furniture arrangements.

BEDROOM THREE

11' 08" x 8' 05" (3.56m x 2.57m) A well-proportioned



bedroom with a front-facing window providing plenty of natural light. The room features neutral décor, a fitted wardrobe for practical storage, and exposed beams that highlight the property's character. A central heating radiator ensures comfort throughout the seasons, making this a versatile space ideal as a bedroom, home office, or guest room.

BATHROOM

10' 01" x 7' 05" (3.07m x 2.26m) A bright and characterful bathroom with two front-facing windows allowing plenty of natural light. The room features neutral, part-tiled walls, wooden floor, and original exposed beams, blending practicality with period charm. Fitted with a hand wash basin, WC, and a bath with shower, it also includes a storage cupboard, providing both style and functionality in a welcoming space.

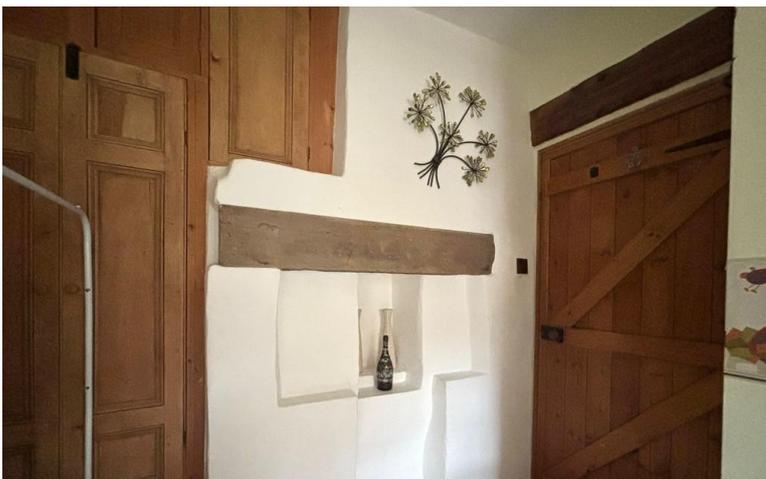


ROOF SPACE

20' 04" (6.2m Accessed via stairs from the first floor, the property offers a versatile roof space featuring two Velux windows that provide natural light and a pleasant outlook. There is also a door leading to additional roof storage, making this area ideal for storage, a home office, or potential further development (subject to planning consent).

EXTERIOR

The property benefits from gardens to both the front and rear. At the front, there is a partly lawned, partly flagged and stoned garden with a fenced area, offering a welcoming entrance and low-maintenance outdoor space. To the rear, the good-sized garden features a mix of flagged and stoned areas, an established tree and planted area, and a decked section perfect for relaxing or entertaining. Additional shed and outhouse storage provide practical space for tools and outdoor equipment.





Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		
(69-80)	C		75
(55-68)	D		
(39-54)	E	53	
(21-38)	F		

PURCHASE DETAILS:

Please note that the services & appliances have not been tested & the property is sold on that basis.

Once you are interested in purchasing this property, ideally call in person or telephone this office to discuss your offer, we would suggest that this is done before contacting a bank, building society or solicitor as any delay could result in the property being sold to someone else and any survey and legal fees being unnecessarily incurred.

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