



Guiting Power

Guide Price £450,000



NO ONWARD CHAIN. This charming three-bedroom detached character cottage is offered to the market with no onward chain and presents an excellent opportunity for buyers looking to modernise and create a home tailored to their own tastes. The property also provides scope for extension or further development, subject to the necessary planning permissions.

Upon entering the property, you are welcomed into the dining room, which leads through to the kitchen at the rear. The kitchen offers ample scope for redesign to suit modern lifestyles and continues through to a generously sized utility area and an additional storage room beyond. To the front of the property is a comfortable living room enjoying views across the front garden. The cottage also benefits from a useful cellar and a large loft space. Upstairs, there are three bedrooms and a family bathroom, all offering excellent potential for updating and improvement.

Adding to the property's character is a stone-built workshop, ideal for hobbies, crafts, or additional storage.

Externally, the property benefits from a garage and driveway parking for two vehicles, along with a mature front garden and a rear garden that has previously been used for planting beds.

EPC: F

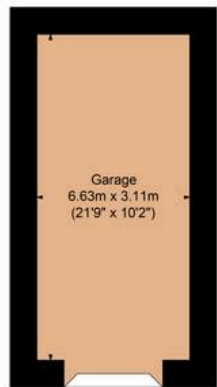
Council Tax Band: F

Tenure: Freehold

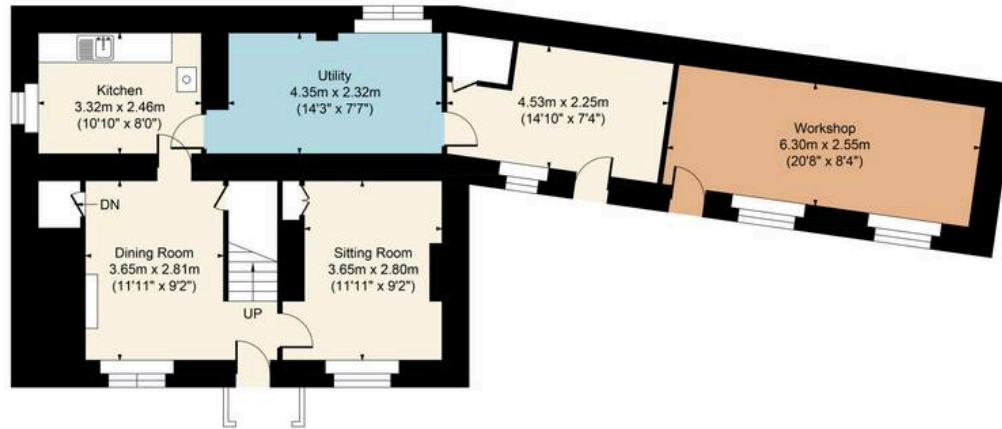
Guiting Power 'Gyting broc' can be traced back to the charter that was written in AD 780, in the 13th century the village became known as Guiting Power. Situated in the upper reaches of the Windrush Valley, the village is extremely well-equipped with a Norman village church, two pubs, a locally sourced farm shop, and post office. The village also benefits from a preschool & daycare, and a primary school.



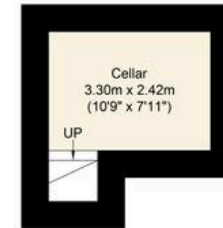
Main House Approx. Gross Internal Area:- 121.69 sq.m. 1310 sq.ft.
 Garage & Workshop Approx. Gross Area:- 36.12 sq.m. 389 sq.ft.
 Total Approx. Gross Area:- 157.81 sq.m. 1700 sq.ft.



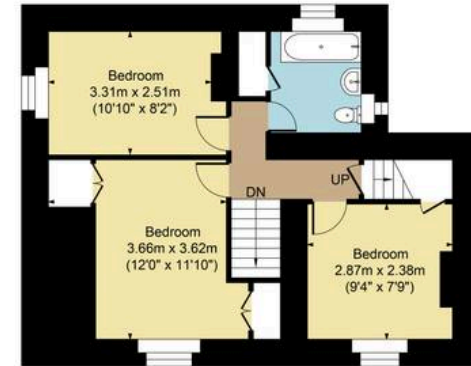
Garage




Ground Floor



Cellar



First Floor

FOR ILLUSTRATIVE PURPOSES ONLY-NOT TO SCALE
 The position & size of doors, windows, appliances and other features are approximate only.
 Denotes restricted head height
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