



Toll Gate Cottage,  
Knowl Wall, Beech

 **OneAgency**

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# £160,000

A unique detached property with we understand was the original Toll Gate used for toll collection, with stunning open views to the rear and surrounded by countryside. The property benefits from gardens to both sides and detached garage. The property requires improvement and and offers very easy access to the M6.





## GROUND FLOOR

### SIDE PORCH

Double glazed frosted doors to side.

### ENTRANCE HALL

Radiator, stairs to first floor.

### DINING ROOM

2.62m x 3.76m (8' 7" x 12' 4") Radiator.

### LOUNGE

3.78m x 4.79m (12' 5" x 15' 9")

### SIDE CONSERVATORY

Double glazed and door to side.

### KITCHEN

2.99m x 4.06m (9' 10" x 13' 4")

### UTILITY

## FIRST FLOOR

### LANDING

Radiator.

### BEDROOM ONE

3.80m x 4.24m (12' 6" x 13' 11") Radiator. Fitted wardrobes.

### BEDROOM TWO

2.63m x 4.24m (8' 8" x 13' 11") Radiator.

### ROOM

Water cylinder and storage.

### SHOWER ROOM

Shower cubicle with mains shower, hand wash basin, radiator, tiled walls.

### WC

### OUTSIDE

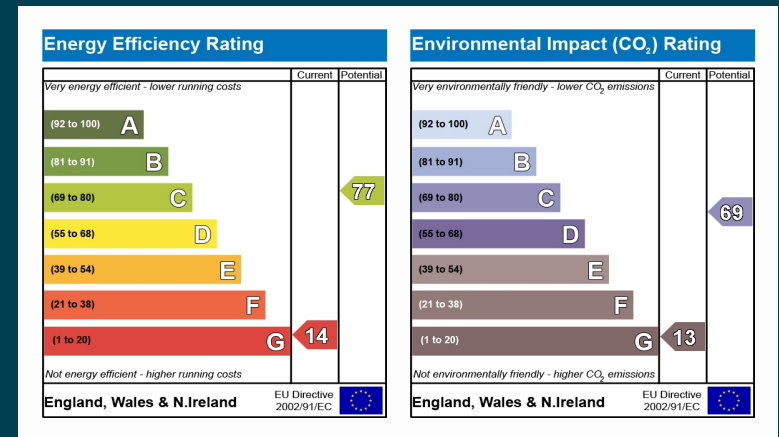
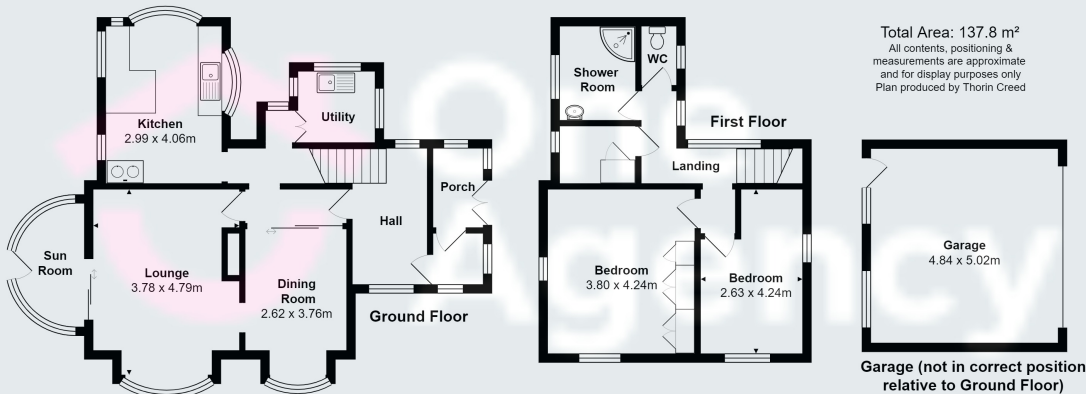
Plot with gardens mainly to the sides, stunning open views to the rear. Garage. Map image is for identification purposes only and is not intended to show boundaries.

### GARAGE

4.84m x 5.02m (15' 11" x 16' 6")

### AGENTS NOTES

We understand the heating is oil and there is a septic tank. The map image shown is for Identification purposes only and does not confirm boundaries. We also understand there was an insurance claim in September 2019 due to flooding and we also have documentation relating to a Twin Effluent Pump Station which was installed in November 2019.



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Every attempt has been made to ensure accuracy, however, all measurements are approximate and for illustrative purposes only. **Not to scale.**

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