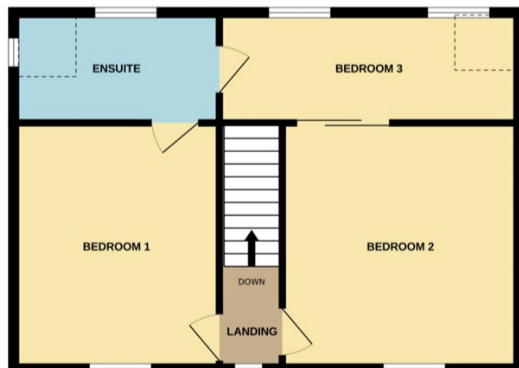
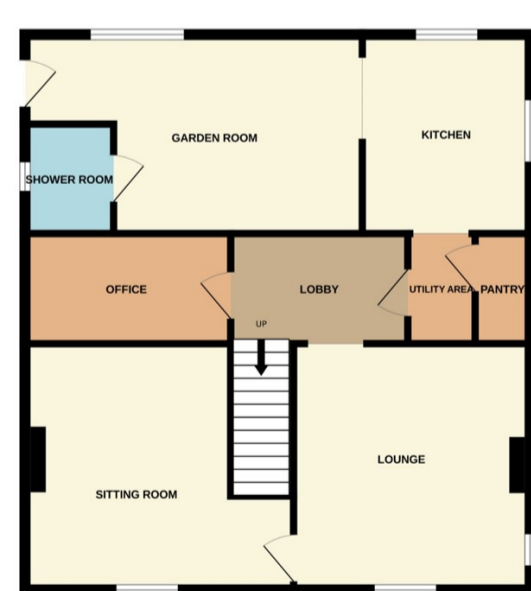




## Haconby

## £345,000



\*\*\*HIGHLY SOUGHT-AFTER VILLAGE LOCATION\*\*\* Rosedale is delighted to present this charming and characterful detached cottage, offering a rare opportunity in one of the area's most desirable village settings. Brimming with unique features and stylishly presented throughout, this beautiful home offers flexible living space perfect for modern lifestyles. Step inside to discover a spacious main lounge alongside a cosy front sitting room, ideal for relaxation or entertaining. To the rear, a light-filled garden room provides an inviting space with wonderful views—perfect for hosting guests or enjoying peaceful afternoons. The heart of the home is a traditional farmhouse-style kitchen, complemented by a practical utility area, a generous walk-in pantry, and a versatile office space. A contemporary downstairs shower room adds convenience and functionality to the ground floor. Upstairs, the property offers two well-proportioned double bedrooms and a comfortable single bedroom, all served by a stylish Jack and Jill ensuite bathroom. Set within approximately a third of an acre, the garden is beautifully maintained and enjoys open field views, creating a tranquil and private outdoor retreat. Additional features include charming wood sheds, a solid brick-built store, and a detached single garage. To the side, a large driveway provides ample parking for multiple vehicles. This exceptional home must be viewed to be fully appreciated. Early viewing is highly recommended. EPC Energy Rating Currently Unavailable/Council Tax Band C.