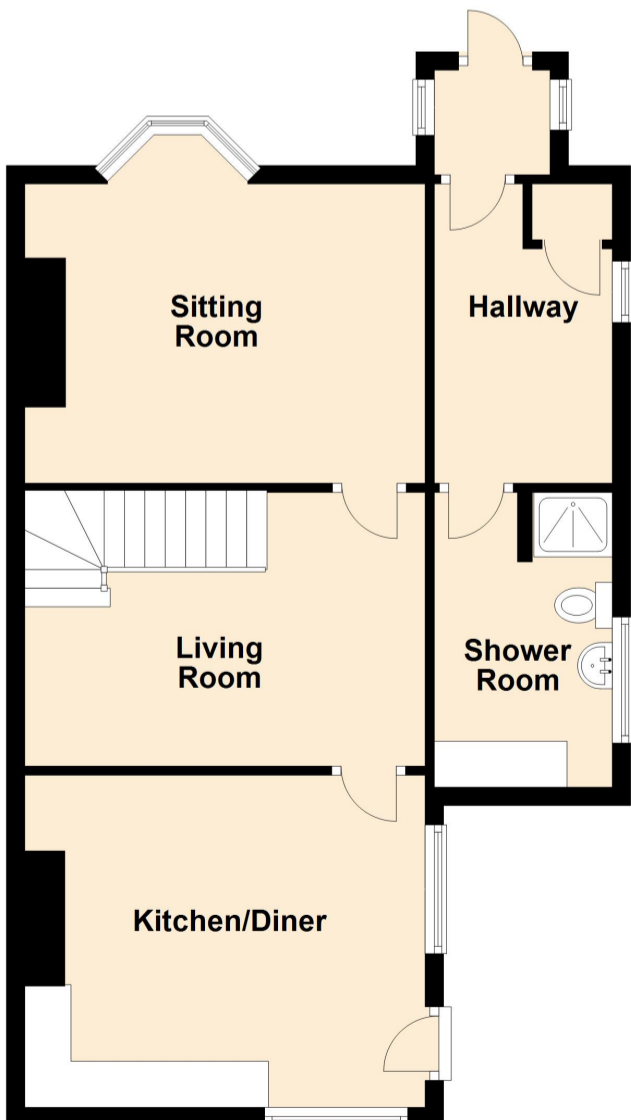
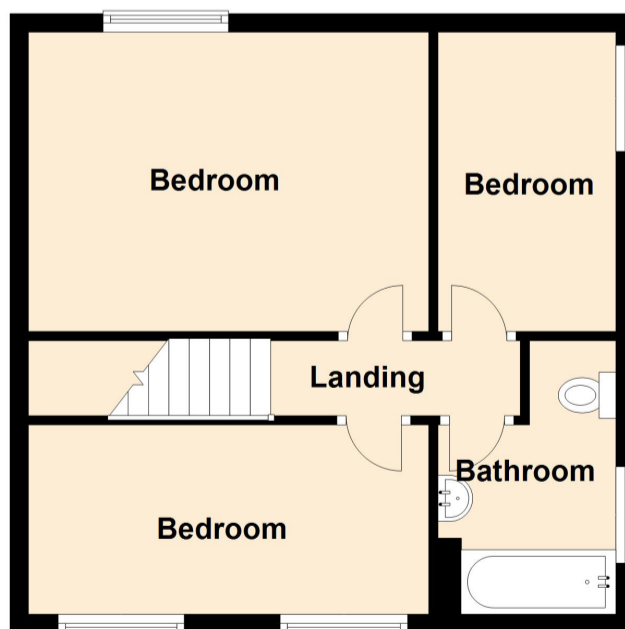




Ground Floor



First Floor



| Energy Efficiency Rating | | Current | Potential |
|---|----------|---------|-------------------------|
| Very energy efficient - lower running costs | | | |
| (92-100) | A | | 100 |
| (81-91) | B | | |
| (69-80) | C | | |
| (55-68) | D | 55 | |
| (39-54) | E | | |
| (21-38) | F | | |
| (1-20) | G | | |
| Not energy efficient - higher running costs | | | |
| England, Scotland & Wales | | | EU Directive 2002/91/EC |



Built in 1897 this delightful cottage offers a wealth of original features and deceptively spacious, well presented accommodation. Enjoying a glorious, semi rural location with far reaching views, yet only minutes from the mainline train station, local shops and excellent schools, the characterful accommodation briefly comprises; Entrance Porch, Entrance Hall, Utility/Shower Room, farmhouse style Kitchen, Snug and Lounge with woodburner, three generous Bedrooms and spacious Family Bathroom. Outside, there are Gardens front and rear, along with a detached Garage and two parking spaces.



ROOM DESCRIPTIONS

Entrance Porch

Entered via UPVC door. Two UPVC double glazed windows. Tiled floor and radiator. Latch door to Reception Hall.

Reception Hall

10' 11" x 6' 4" (3.33m x 1.93m)

Storage cupboard. Tiled floor and radiator. UPVC double glazed window to side. Latch doors to; Shower/Utility Room and Lounge.

Shower Room/Utility Room

8' 7" x 6' 0" (2.62m x 1.83m)

Fitted with a white suite comprising: shower cubicle and electric shower, wash hand basin and low level W.C. Floor standing 'Worcester' combi boiler. Space and plumbing for washing machine and tumble drier with work surface over. Heated towel rail, tiled floor and UPVC double glazed window to side.

Lounge

14' 11" x 9' 11" (4.55m x 3.02m)

Characterful room with exposed brick chimney breast and 'Jotul' wood burning stove. Feature exposed stone wall and original beams. Walk in UPVC double glazed bay window with wooden shutters. Radiator and wood flooring. Latch door to Snug.

Snug

14' 1" x 9' 8" (4.29m x 2.95m)

Exposed brick wall with opening to former bread oven. Original ceiling beams. Radiator and wood flooring. Stairs to first floor accommodation. Wide opening to Kitchen/Breakfast Room.

Kitchen/Breakfast Room

15' 4" x 11' 9" (4.67m x 3.58m)

Fitted with a cottage style range of wall and base units with roll edge work surfaces over and inset one and a half bowl sink and drainer with mixer tap and feature built in dresser. Built in electric oven, hob and extractor. Space for fridge/freezer and 'Rayburn' stove that is currently not working. Tiled floor and dual aspect UPVC double glazed windows to side and rear. UPVC double glazed door to rear lean to style lobby.

Lean to Rear Lobby

Useful storage area/boot room. Door to rear room.

Landing

Loft access. Doors to all Bedrooms and Bathroom.

Bedroom 1

14' 00" x 7' 01" (4.27m x 2.16m) Exposed wood flooring, radiator and UPVC double glazed window to front.

Bedroom 2

13' 11" x 10' 01" (4.24m x 3.07m) Exposed wood flooring, radiator and UPVC with dual aspect double glazed windows to rear.

Bedroom 3

7' 06" x 10' 08" (2.29m x 3.25m) Exposed wood flooring, radiator and UPVC double-glazed windows to side.

Bathroom

A spacious light and airy room fitted with a white suite comprising; panelled bath with mixer tap and shower attachment, pedestal wash hand basin and low level W.C. Radiator, wood flooring and UPVC double glazed window to side.

Front Garden

Enclosed by natural hedging and laid to lawn and pathway.

Rear Garden

Fully enclosed by timber panel fencing with gated access to the driveway. Predominately laid to lawn, with patios and pathways edged with raised stone built beds. A variety trees and shrubs. Large sunken Koi pond.

Detached Garage

Double doors to front. Power connected.

