

# 11, CHURCH STREET

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HOLME • PE7 3PB









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- Extended Semi Detached Cottage
- Three Bedrooms
- Country Style Cottage Kitchen
- Three Reception Rooms
- Off Road Parking For Several Vehicles
- Original Charm And Character Features
- First Floor Family Bathroom
- Cloakroom And Ground Floor Shower Room
- Detached Summer House With Log Burner
- Prestigious Village Setting

Dating back to 1842 this beautiful and much loved Victorian cottage has been enhanced, improved and extended by the present owners who have thoroughly enjoyed living here for over twenty five years. Retaining charm and character throughout the rooms are spacious and versatile so can be adopted to meet a buyers needs. The spacious living room features a beautiful multi fuel stove set within an attractive stone fireplace, double doors lead through to the dining room which has a feature exposed brick built chimney breast with an electric log effect stove and leaded light serving hatch to the foyer. The country style cottage kitchen is an excellent size room and overlooks the beautiful rear garden. The foyer leads to the cloakroom and then garden room which could potentially be used as a fourth bedroom which then leads to the ground floor shower room/drying room. To the first floor are two excellent sized bedrooms and a single bedroom along with a four piece bathroom. Externally, a five bar gate opens to the gravel driveway with ample parking. The rear garden has been tastefully landscaped and features a detached Summer House with a wood burning stove making a perfect home office or den.

**Peter  
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**Guide Price £555,000**

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## SOLID TIMBER DOOR TO ENTRANCE HALL

Stairs to first floor, double glazed window to side aspect, radiator, wood effect flooring, understairs storage cupboard, door to

## SITTING ROOM

20' 11" x 18' 11" (6.38m x 5.77m)

An 'L' shaped double aspect room with original leaded light glazed window to front aspect and one to side aspect with secondary panels over, picture rail, dado rail, two radiators, central multi fuel burning stove with stone surround and granite hearth, ceiling rose, double doors through to

## DINING ROOM

13' 9" x 10' 10" (4.19m x 3.30m)

Glazed leaded light serving hatch to **Foyer**, two leaded light double glazed windows to front aspect, radiator, exposed feature brick built chimney breast and fireplace with raised hearth and inset electric log effect stove, wood flooring.







## KITCHEN

19' 4" maximum x 10' 7" (5.89m x 3.23m)

Double glazed leaded light window to rear aspect, UPVC double glazed leaded light door to rear aspect, fitted in a range of base and drawer cabinets, Butler style sink unit with mixer tap, solid wood work surfaces with cut in drainer and up-stands, tiled surrounds, exposed brick built feature chimney breast with timber bressumer over, Stoves gas cooker with cooker hood over, recessed sink unit with mixer tap, tiled flooring, walk in pantry with space for fridge freezer and shelving, coats hanging space, door to

## FOYER

Serving hatch to **Dining Room**, tiled flooring, radiator.

## CLOAKROOM

Window to rear aspect, fitted in a two piece suite comprising low level WC, vanity wash hand basin, unit, mirror, radiator, tiled flooring.

## GARDEN ROOM

12' 3" x 8' 9" (3.73m x 2.67m)

A double aspect room with double glazed leaded light window to side and composite double glazed door to side, double glazed sliding doors to rear, ceiling fan, radiator, tiled flooring.

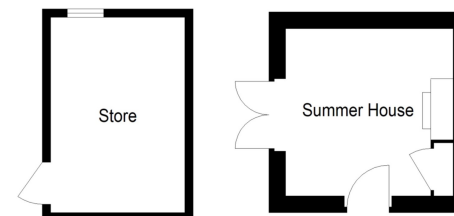
## SHOWER ROOM/DRYING ROOM

Leaded light glazed window to side aspect, fitted with a double shower cubicle, Aqua boarding, glazed screen and shower unit, space for tumble dryer, complementing work surface, tiled flooring, hanging rail, oil fired central heating boiler.





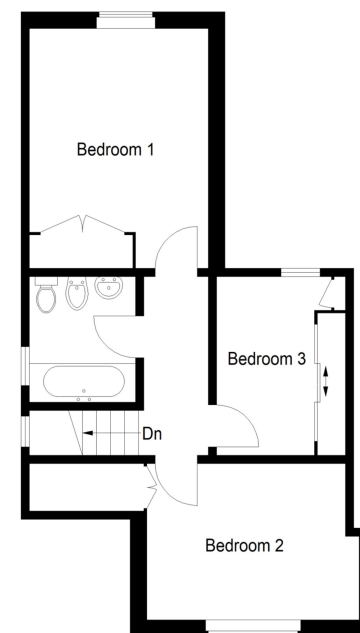
Approximate Gross Internal Area  
 135.4 sq m / 1457 sq ft  
 Summer House / Store = 17.8 sq m / 192 sq ft  
 Total = 153.2 sq m / 1649 sq ft



(Not Shown In Actual  
 Location / Orientation)



**Ground Floor**



**First Floor**

This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions reliant upon them. (ID1143811)  
 Housepix Ltd



## FIRST FLOOR LANDING

Radiator, Karndean flooring, single glazed leaded light window.

## BEDROOM 1

11' 9" x 11' 0" (3.58m x 3.35m)

Double glazed leaded light window to rear aspect, picture rail, radiator, cast iron central feature fireplace, double wardrobe with hanging and shelving, access to loft space with fitted loft ladder, partially boarded and lighting, ceiling fan.

## BEDROOM 2

12' 11" x 9' 4" (3.94m x 2.84m)

Single glazed leaded light window to front aspect with secondary panel over, ceiling fan, radiator, Karndean flooring, feature recess, built in cupboard.

## BEDROOM 3

10' 6" x 7' 5" (3.20m x 2.26m)

A range of wardrobes and cupboards with hanging and shelving, single glazed leaded light window to rear with secondary panel over, radiator, Karndean flooring, access to loft space with loft ladder, partially boarded and light.

## FAMILY BATHROOM

Single glazed leaded light window to side with secondary panel over, fitted in a four piece suite comprising low level WC, wash hand basin, bidet, panel bath with drench style shower head over, mixer shower attachment, shower screen, complementing tiling, heated towel rail, Karndean flooring, feature glazed leaded light window.

## OUTSIDE

A five bar gate opens on to the extensive gravel driveway providing ample off road parking provision. The front garden is enclosed by picket style fencing, mature hedging, garden shed, oil tank, mature planting and outside lighting. Side gated access leads through to the rear garden which is beautifully landscaped with a paved patio seating terrace, additional seating areas laid to stone, a decked terrace, an area of artificial lawn. There is a **Garden Studio** measuring 10' 11" x 10' 11" (3.33m x 3.33m) with French doors to front aspect and glazed door to side, storage cupboard, panel work to ceiling, exposed brick wall, ceiling fan, central brick built fireplace with raised hearth and wood burning stove, wood effect flooring, access to loft space. The rear garden also has a storage shed and coal store, outside lighting and garden tap.

## BUYERS INFORMATION

To conform with government Money Laundering Regulations 2019, we are required to confirm the identity of all prospective buyers. We use the services of a third party, DezRez Legal, who will contact you directly. They will need the full name, date of birth and current address of all buyers. There is a nominal charge payable direct to DezRez Legal. Please note that we are unable to issue a Memorandum of Agreed Sale until the checks are complete.

## TENURE

Freehold  
Council Tax Band - B







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