

Energy Efficiency Rating	
Current Rating	Potential Rating
A	A
B	A
C	A
D	A
E	A
F	A
G	A

Energy Efficiency - Higher rating code
100-91
90-81
81-71
71-61
61-51
51-41
41-31
31-21
21-11
11-01

Energy Efficiency - Lower rating code
100-91
90-81
81-71
71-61
61-51
51-41
41-31
31-21
21-11
11-01

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.

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- Renovated COTTAGE and BARN CONVERSION annexe.
- Ample gated off road parking and GARAGE.
- Annexe Barn built to Passive House Principles.

- Total plot approx. 1/5th acre (STS).
- Oil fired central heating to the Cottage.
- Generous garden and GARDEN ROOM.



Introduction

An amazing opportunity to buy a beautifully renovated COTTAGE with a CONVERTED BARN as ANNEXE ACCOMMODATION. In total, this property offers versatile living with up to FIVE BEDROOMS.

The COTTAGE has been renovated by the current owners and comprises in brief THREE BEDROOMS, BATHROOM, TWO RECEPTION ROOMS, KITCHEN and ground floor W.C.

The stunning BARN annexe has been converted to "Passive House" principles and offers stylish guest accommodation with a LIVING ROOM WITH VAULTED CEILING, up to TWO BEDROOMS, SHOWER ROOM and first floor EN-SUITE W.C. Alternatively the Barn would make an amazing Home-Work space.

Occupying a plot of around 1/5th acre (STS) there are lawned garden areas, timber decking entertainment areas and a large timber GARDEN ROOM at the rear of the plot. The gated driveway offers parking for several vehicles leading to a single Garage.

The Cottage

Accommodation

Door to

Entrance Hall

under stairs storage cupboard/pantry, stairs to the First Floor Landing, Oak flooring

Sitting Room

French doors to the side garden, fireplace with wood burner and fitted cupboards to the side, TV point, radiator

Kitchen

base level cupboard, drawer units, work surfaces with single drainer sink unit, plumbing for washing machine and dishwasher, integrated Neff "slide & hide" electric oven, Neff electric hob, Oak flooring, two windows to the side aspect

Lobby

work surface, integrated fridge, Oak flooring, radiator

Cloakroom

W.C, wash hand basin, frosted window

Dining Room

French doors to the side garden, Oak flooring, fitted cupboards and display shelving, radiator

First Floor

Landing

window to the side aspect, airing cupboard with hot water cylinder

Bedroom One

window to the side aspect, feature fireplace, radiator

Bedroom Two

window to the side aspect, feature fireplace, radiator

Bedroom Three or Study

window to the side aspect, fitted wardrobe and cupboards, radiator

Bathroom

bath with electric shower, W.C, wash basin, towel radiator, Oak flooring

The Barn

Accommodation

Glazed double doors to

Living Room

vaulted ceiling, Ash flooring, electric heater, wall light points, 3amp lamp sockets, stairs to the First Floor, WET BAR with base level cupboards, work surface with sink and mixer tap, integrated dishwasher and fridge

Bedroom

window to the side aspect, Ash flooring, storage cupboard

Shower Room

fully tiled and comprising large shower, wash basin, W.C, cupboard housing hot water system, towel radiator

First Floor

Bedroom

window to the side aspect, built in cupboard housing air-recirculation system

En-Suite W.C

W.C, vanity unit with wash basin, towel radiator, Ash flooring

Outside

Garden & Parking

the gated gravel driveway offers off road parking for six to seven vehicles. There is a garden laid to lawn at the front and a raised timber decking area adjacent to The BARN with outside power, tap and lighting.

The rear garden is laid mainly to lawn with the GARDEN ROOM at the rear

Garden Room

timber construction with a STORAGE SHED and GARDEN ROOM with windows and glazed doors to the garden

Garage

barn doors, power, light, oil fired boiler, personal door to the garden

