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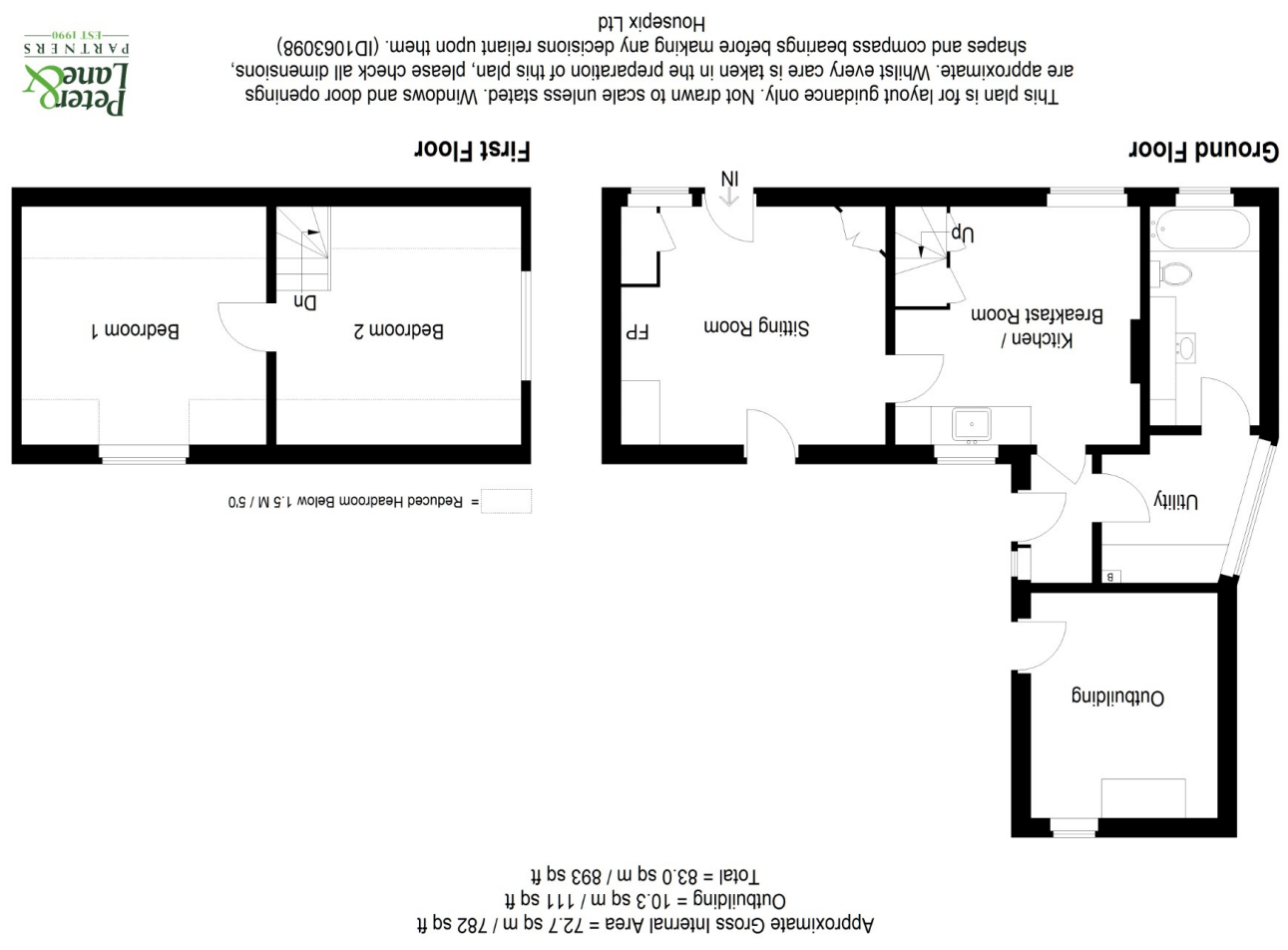


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- Charming Re-Furbished Cottage
- Lots Of Retained Character Features
- Re-Fitted Quality Sanitaryware
- Stunning Views Over The Church
- Immediate Vacant Possession And No Chain

- Two Double Bedrooms
- Bespoke Kitchen/Dining Room
- Private Gardens And Two Car Driveway
- Re-Thatched And Re-Wired



**Glazed Panel Door With**

**Sitting Room**

14' 1" x 12' 9" (4.29m x 3.89m)

A light, double aspect room with side sash window to front and glazed door to garden terrace to the rear, free-standing cast iron radiator, exposed internal timber work, central open inglenook with exposed brickwork chimney features and recesses, shelved cupboard, underlit display cabinet with display shelving, central heating thermostat.

**Kitchen/Breakfast Room**

12' 9" x 12' 2" (3.89m x 3.71m)

A double aspect room with side sash picture window with shutters to front aspect and further picture window to garden aspect, exposed structural timberwork, stairs to first floor, The kitchen is fitted in a bespoke range of cabinets with butchers block work surfaces and inset Butler sink unit with mixer tap, appliance spaces, central fireplace recess with exposed brickwork, freestanding cast iron radiator.

**Inner Hall**

Door to garden aspect, exposed internal brickwork, recessed lighting, composite flooring.

**Utility Room**

7' 10" x 7' 3" (2.39m x 2.21m)

Wall light points, window to side aspect with shutters, freestanding cast iron radiator, work surfaces, wall mounted gas fired central heating boiler (less than two years old), serving hot water system and radiators, composite flooring laid in herringbone pattern.

**Family Bathroom**

10' 10" x 5' 0" (3.30m x 1.52m)

Beautifully re-fitted in a three piece white range of sanitaryware comprising low level WC, vanity wash hand basin with mono bloc mixer tap and tiling, cast iron radiator, exposed brickwork chimney feature, panel bath with folding screen and hand mixer shower, composite floor covering.

**Gallery Accesses**

**Bedroom 2**

12' 6" x 8' 0" (3.81m x 2.44m)

Freestanding cast iron radiator, side sash picture window to side aspect, exposed structural timberwork, wall light points, timber flooring.

**Internal Latch Door To**

**Bedroom 1**

12' 8" x 10' 3" maximum (3.86m x 3.12m)

Freestanding cast iron radiator, exposed timber flooring, central brickwork chimney feature, exposed structural timberwork, wall light points.

**Outside**

To the front of the cottage is an area of lawn enclosed by picket fencing and parking provision for two vehicles, the parking area could easily be further extended into the garden if required. The rear garden is pleasantly arranged measuring approximately 19' 8" x 19' 8" (5.99m x 5.99m) with a seating area, outside tap, an area of unprepared lawn and is enclosed by a combination of brick walling and panel fencing.

There is a useful brick OUTBUILDING measuring 11' 7" x 9' 6" (3.53m x 2.90m) with original copper, original flooring, vaulted ceiling, exposed timberwork, central brickwork chimney feature. This useful additional space could perhaps, subject to listed building consent be integrated into the main accommodation.

**Tenure**

Freehold

Council Tax Band - TBA

