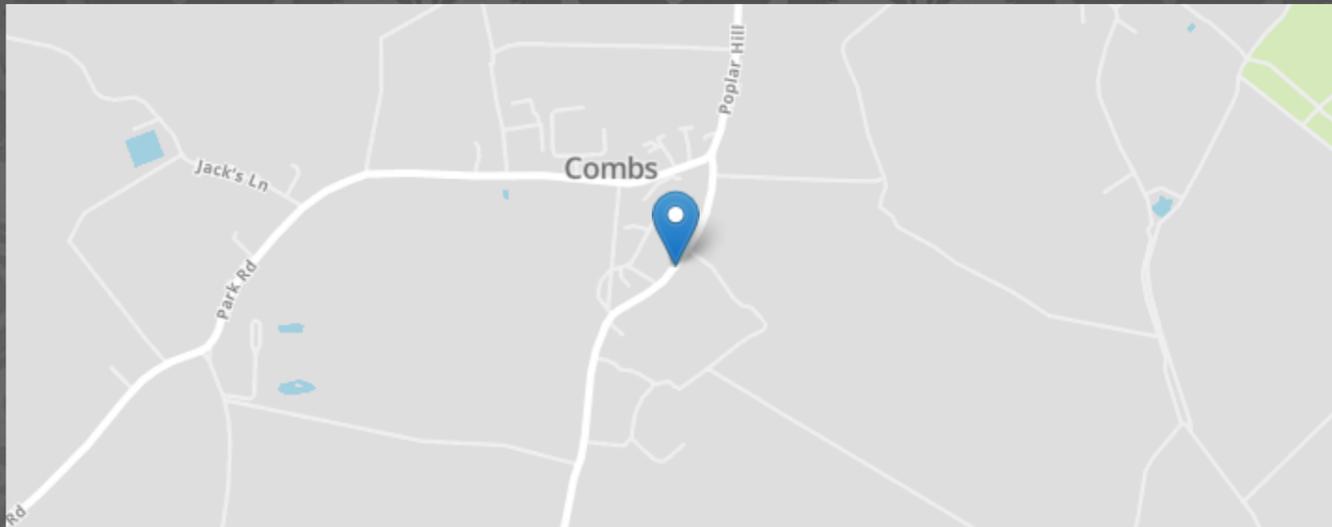


Tannery Road, Moats Tye,



MARKS & MANN



- SUCCESSFUL HOLIDAY LET GENERATING APPROX. £15,000 PER YEAR
- OPEN PLAN KITCHEN / LOUNGE / DINER
- CONTEMPORARY BATHROOM SUITE
- GLOSS TILED FLOORING TO GROUND FLOOR
- ATTRACTIVE TIMBER-CLAD EXTERIOR
- SOLD BY MODERN AUCTION (T&C'S APPLY)

- ONE BEDROOM SEMI-DETACHED COTTAGE
- MODERN FITTED KITCHEN
- ELECTRIC RADIATORS THROUGHOUT
- ENCLOSED LOW-MAINTENANCE GARDEN WITH ASTRO TURF
- VILLAGE LOCATION WITH EXCELLENT A14 ACCESS

MARKS & MANN

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Website www.marksandmann.co.uk

Tannery Road, Moats Tye,

OFFERS IN EXCESS OF £91,000

An exceptional READY-MADE HOLIDAY LET INVESTMENT generating approximately £15,000 per annum, situated in the charming rural hamlet of Moats Tye. Blackberry Cottage is a beautifully presented one bedroom semi-detached holiday cottage, finished to a modern standard throughout and designed specifically for short-term letting success. Externally, the striking black timber-clad façade and pitched tiled roof create immediate kerb appeal, while inside the property offers bright, contemporary accommodation with gloss tiled flooring, recessed lighting and a stylish open-plan kitchen/lounge/diner. The cottage benefits from its own enclosed garden with astro turf and patio area — ideal for guest enjoyment with minimal maintenance required. Currently operating successfully as a holiday let (not permitted for permanent residential use), the property offers an attractive turnkey commercial opportunity with potential for buyers to explore residential permissions subject to the necessary consents.

£91,000 Offers in Excess of

Tannery Road, Moats Tye,

GROUND FLOOR

ENTRANCE

A welcoming private entrance door leads into a bright hallway with sleek tiled flooring and staircase rising to the first floor. Clean white décor and modern finishes immediately set the tone for the property's contemporary feel.

OPEN PLAN KITCHEN / LOUNGE / DINER

A well-designed and sociable open-plan living space finished with high-gloss tiled flooring and inset ceiling spotlights.

The kitchen area is fitted with modern grey units, wood-effect worktops and white metro-style splashback tiling. Integrated oven with extractor hood, stainless steel sink and generous storage make this both functional and attractive for guests.

The lounge/dining area offers ample space for seating and dining furniture, with French doors opening directly onto the garden patio — a strong selling point for holiday guests wanting indoor-outdoor living. The layout works perfectly for short stays, creating a bright, airy and low-maintenance environment.

Electric radiators provide efficient heating throughout.

BATHROOM

A modern, well-presented suite comprising panel-enclosed bath with glass shower screen and shower over, pedestal wash hand basin and low-level WC. Contemporary tiling, heated towel radiator and clean neutral décor create a smart, hotel-style finish — ideal for guest appeal.

GROUND FLOOR MULTI-USE ROOM

A versatile additional ground floor room with tiled flooring, electric radiator and natural light via side window. Currently utilised as a storage and preparation space, this room offers excellent flexibility and could easily function as:

- A HOME OFFICE space
- Guest luggage / storage room
- Utility / housekeeping area



FIRST FLOOR

BEDROOM

A generous double bedroom set within the characterful roof space, featuring sloped ceilings and skylight window creating a cosy yet spacious feel. Carpeted flooring and neutral décor make this a comfortable and inviting retreat for guests. The layout comfortably accommodates a double bed with additional storage furniture.

OUTSIDE

The property benefits from its own enclosed garden area, mainly laid to lawn for minimal upkeep, alongside a patio seating area ideal for outdoor dining. The black picket fencing and gravel frontage create a smart, low-maintenance exterior — perfect for a holiday rental model.

Private parking is available to the front of the property. Outdoor lighting to the front and rear.

INVESTMENT OPPORTUNITY

- Currently achieving approximately £15,000 per annum as a holiday let
- Fully operational and ready to continue trading
- Modern finish requiring minimal ongoing maintenance
- Strong rural tourism appeal
- Potential to explore residential permission (subject to planning approval)
- Ideal addition to an existing holiday let portfolio

Important information

Tenure – Freehold.

Services – We understand that electricity, water and private drainage (shared between three plots) are connected to the property.

Council tax band - A

EPC rating - C

AUCTIONEER COMMENTS

This property is for sale by the Modern Method of Auction, meaning the buyer and seller are to Complete within 56 days (the "Reservation Period"). Interested parties personal data will be shared with the Auctioneer (iamsold).

If considering buying with a mortgage, inspect and consider the property carefully with your lender before bidding.

A Buyer Information Pack is provided. The winning bidder will pay £349.00 including VAT for this pack which you must view before bidding.

The buyer signs a Reservation Agreement and makes payment of a non-refundable Reservation Fee of 4.5% of the purchase price including VAT, subject to a minimum of £6,600.00 including VAT. This is paid to reserve the property to the buyer during the Reservation Period and is paid in addition to the purchase price. This is considered within calculations for Stamp Duty Land Tax.

Services may be recommended by the Agent or Auctioneer in which they will receive payment from the service provider if the service is taken. Any payment that will be received by the Agent or Auctioneer will be confirmed to you in writing before services are taken. Services are optional.

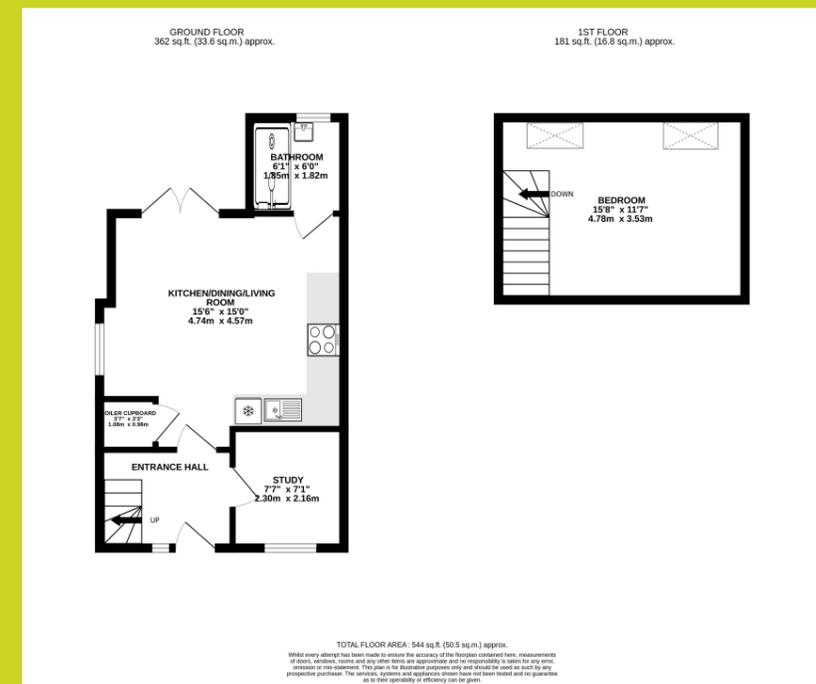
Tannery Road, Moats Tye,

Disclaimer

In accordance with Consumer Protection from Unfair Trading Regulations, Marks and Mann Estate Agents have prepared these sales particulars as a general guide only. Reasonable endeavours have been made to ensure that the information given in these particulars is materially correct but any intending purchaser should satisfy themselves by inspection, searches, enquiries and survey as to the correctness of each statement. No statement in these particulars is to be relied upon as a statement or representation of fact. Any areas, measurements or distances are only approximate.

Anti Money Laundering Regulations

Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale.



The above floor plans are not to scale and are shown for indication purposes only.

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