



Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given
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Viewing by appointment only

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A delightful two bedroom, Grade II listed, period cottage.
Situating within the centre location opposite the village church and is to be sold with no upper chain.

Ground Floor

Lounge

15' 0" x 12' 10" (4.57m x 3.91m) Main entrance door to front, leaded light windows to front, strip pine flooring, exposed beams and brickwork to ceiling, feature fireplace with log burner, built-in understairs cupboard, radiator, stairs rising to first floor, doorway into:

Kitchen

10' 9" x 9' 2" (3.28m x 2.79m)
A range of base and wall

mounted units with oak work surfaces over, butler sink with mixer tap over, tiling to splashbacks, integrated dishwasher, tiled flooring, built-in Aga with oven under, windows to rear, stable door to rear.

Cellar

14' 9" x 9' 4" (4.50m x 2.84m)
Small louvered window at street level, exposed joists, brick walls, light, gas/electric meters, radiator.



First Floor

Bedroom One

14' 0" x 10' 8" open plan (4.27m x 3.25m) Window to front, strip pine flooring, radiator, feature cast iron fireplace (not in use), door into:

Shower Room

A suite comprising of a wall mounted wash hand basin, low level WC, rainfall shower attachment, fully tiled ceiling to floor, heated towel rail, airing cupboard with tank and shelving.

Bedroom Two

8' 9" x 7' 0" (2.67m x 2.13m)
Window to rear, strip pine

flooring, access to loft, Victorian floor mounted radiator, built-in wardrobes with consertina doors and shelving and hanging space.

Outside

Rear Courtyard

Outside tap, sitting area, fence, door into:

Barn

14' 3" x 10' 0" (4.34m x 3.05m) Window to rear, door to rear, vaulted ceiling with power and light.

