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Cob Cottage,14 Little Lunnon, Dunton Bassett, LE17









£395,000

Located in the tranquil village of Dunton Bassett, this delightful semi-detached cottage, thought to be late 17th to early 18th ,offers a unique blend of historical charm and modern convenience. With two spacious double bedrooms, this property is perfect for those seeking a peaceful retreat in a sought-after location. Upon entering, you are welcomed into a cosy lounge featuring an impressive inglenook fireplace, complete with a wood-burning stove, and original ceiling beams that add character to the space. The breakfast kitchen is thoughtfully designed with elegant cabinets and granite surfaces, equipped with a Rangemaster cooker, dishwasher, and fridge, making it a joy for any home cook. A door from the kitchen leads to a wonderful conservatory, currently used as a dining room, where French doors open out to the enchanting garden. Upstairs, the principal bedroom boasts fitted wardrobes and an en-suite, while the second double bedroom also features fitted wardrobes. The bathroom is a luxurious retreat, showcasing a high flush WC and a stunning roll-top standalone bath, perfect for unwinding after a long day. The property boasts a stunning westerly-facing private garden, which is a true haven for nature lovers. The garden features three paved patio seating areas, ideal for enjoying al fresco dining or simply soaking up the sun. The manicured lawn is surrounded by flowering trees and shrubs creating a picturesque setting. For those who appreciate the joys of gardening, the garden is home to a variety of fruit-bearing trees. A charming timber summerhouse provides the perfect retreat for reading a book or unwinding in a tranquil environment. Additionally, the property features a brick-built storage and laundry room. At the bottom of the garden, a gate leads to two stables, both of which have electricity connected, making them suitable for various uses. The garden also includes a vegetable plot and two greenhouses and gated access leading to a quiet lane.,

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Every care is taken in the preparation of these particulars but their accuracy is not guaranteed nor do they constitute any part of an offer or contract. The property is offered subject to it being unsold and that all offers and negotiations are to be made and conducted through this office. All properties are offered subject to contract.

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Lounge 11'3" x 14'3" (3.43m x 4.34m)



Enter via a wooden door into this beautiful home. The lounge has an inglenook fireplace housing a woodburning stove set onto a tiled hearth and original beams to the ceiling. There is a window to the front and side aspect. Solid oak flooring throughout and a radiator. There is a large cupboard under the stairs which could be used for coats and shoes.

Lounge (Photo Two)



Breakfast Kitchen 17'8" (max) x 9'9" (5.38m (max) x 2.97m)



Fitted with country style cabinets with granite surfaces, Belfast sink with mixer taps, Rangemaster oven, dishwasher and fridge. Quarry tiled flooring throughout and a radiator. Dual aspect windows to the rear . A stable door opens into the conservatory. There is a storage cupboard housing the Worcester Bosch gas central heating boiler.

Breakfast Kitchen (Photo Two)



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Conservatory 13'5" x 13'10" (4.09m x 4.22m)



The timber framed. conservatory has a set of French doors that open into the garden. Quarry tiled flooring throughout and a radiator.

Landing

Giving access to all bedrooms and bathroom. A window to the side aspect allow lots of natural light in.

Bathroom 5'8" x 8'10" (1.73m x 2.69m)



Fitted with a high flush W/C, corner hand wash basin set onto a vanity cupboard, and a standalone roll top bath with mixer taps. A window to the side aspect and painted floor boards.

Bedroom Two 12'10" x 8'4" (3.91m x 2.54m)



A double bedroom with built in wardrobes. A radiator and a window to the front aspect.

Bedroom One 15'11" x 9'5" (4.85m x 2.87m)



A double bedroom with fitted wardrobes and a window to the rear aspect.

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En-Suite 6'2" x 6'3" (1.88m x 1.91m)



Fitted with a low-level W/C, corner hand wash basin set onto a vanity cupboard, corner shower and built in storage. Ceramic tiled flooring throughout. A window to the rear aspect and a radiator.

Garden



The property boasts a stunning westerly-facing private garden, which is a true haven for nature lovers. The garden features three paved patio seating areas, ideal for enjoying al fresco dining or simply soaking up the sun. The manicured lawn is surrounded by flowering trees and shrubs- camellia, rhododendrons, magnolia, orange blossom and spring bulbs, creating a picturesque setting. For those who appreciate the joys of gardening, the garden is home to a variety of fruit-bearing trees, including two cherry trees, two pear trees, a plum tree, Bramley apple, and two eating apple trees. This abundance of greenery not only enhances the aesthetic appeal but also offers the opportunity for homegrown produce. A charming timber summerhouse provides the perfect retreat for reading a book or unwinding in a tranquil environment. Additionally, the property features a brick-built storage and laundry room, equipped with space and plumbing for a washing machine, tumble dryer, and freezer, ensuring practicality alongside comfort. At the bottom of the garden, a gate leads to two stables, both of which have electricity connected, making them suitable for various uses. The garden also includes a vegetable plot and two greenhouses, catering to those with a passion for cultivating their own vegetables and plants. With gated access leading to a quiet lane.

Garden (Photo Two)



Garden (Photo Three)



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Stable



Rear Aspect



Note from our vendor

"It is true to say that I fell in love with Cob Cottage before I fell in love with my husband. I went to a BBQ at the cottage and when I saw it, my first words on entering it were "I love your cottage, Trev." The following week he put a small red rose , picked from the front of the cottage, into my pigeon hole with a kiss on a post-it note and from there our relationship blossomed. Everyone loves our cottage, friends, neighbours and family. On hearing that we are putting the cottage on the market, a friend sent me a text and I quote " Sheila, there is a very lucky person out there who doesn't yet know how lucky they are going to be when they buy your cottage." My husband and I wholeheartedly agree. We have lived for 30 years in the cottage- some of the happiest years of our lives and thought that we would live here until the end of our days. However, destiny has chosen a different path for us. Our beautiful and precious family, grandchildren and the ocean beckons us to Hampshire. I am crying writing this as we love our cottage and garden- every plant, shrub, tree and flower, neighbours, friends, ex colleagues and students, dog walkers, Dunton Bassett and the local community. However, destiny has always chosen my path - the end of a chapter and the beginning of a new one. "

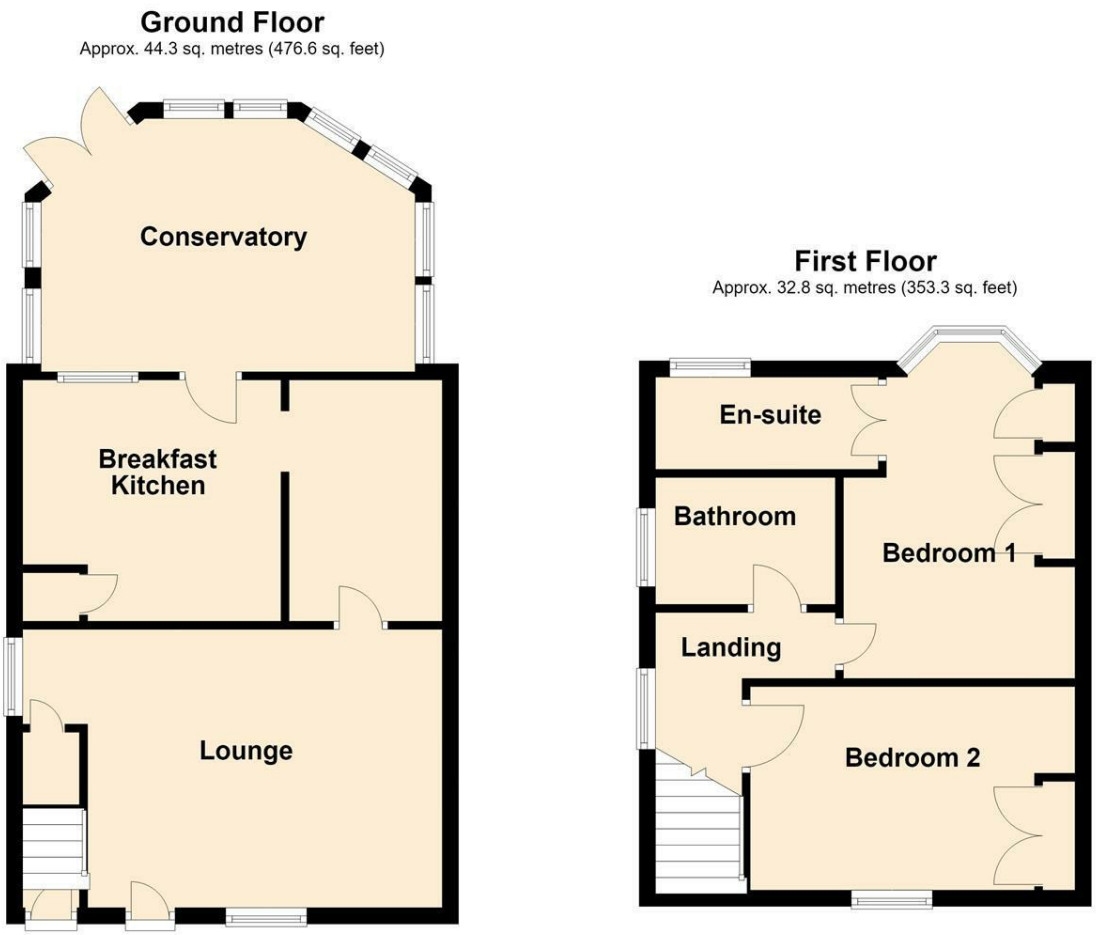
Note For Prospective Buyers

Upon acceptance of an offer, all buyers will need to undertake an identification check for which there will be a charge of £50+VAT per person (non-refundable). These checks are completed to meet our obligations under Anti Money Laundering Regulations (AML) and are a legal requirement.

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Floor Plan

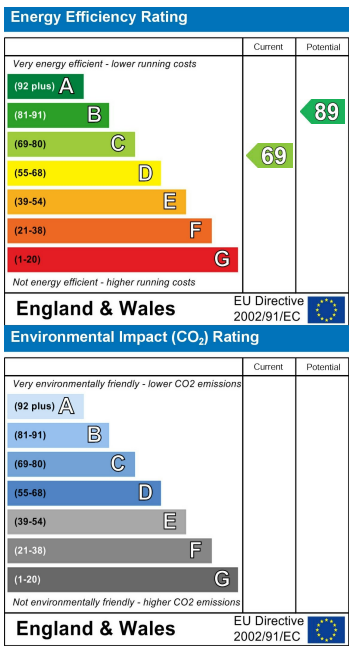


Total area: approx. 77.1 sq. metres (829.9 sq. feet)

Area Map



Energy Efficiency Graph



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