



ESTATE AGENTS

York Cottage, Pottery Lane, Brede, TN31 6HB

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Guide Price £225,000

*** GUIDE PRICE £225,000 TO £240,000 ***

PCM Estate Agents are delighted to present to the market a RARE AND EXCITING OPPORTUNITY to acquire this CHAIN FREE SEMI DETACHED GRADE II LISTED ONE BEDROOM COTTAGE, occupying a LOVELY PLOT with EXTENSIVE GARDENS AND GROUNDS.

The property was built circa 1600 and is set within the sought-after village of Brede, having access to a range of amenities within the nearby villages. The property also has the benefit of OFF ROAD PARKING and a GARAGE, it would make a lovely home for the eventual buyer.

Accommodation is arranged over two floors with an entrance porch, lounge, kitchen, ground floor SHOWER ROOM, upstairs BEDROOM and WC. There are ORIGINAL PERIOD FEATURES including BEAMS, ORIGINAL FLOORBOARDS and a LOVELY INGLENOOK FIREPLACE with WOOD BURNING STOVE.

Viewing comes highly recommended, please call the owners agents now to book your viewing.

WOODEN PARTIALLY GLAZED DOOR

Opening to:

PORCH

7' x 4'9 (2.13m x 1.45m)

Windows to both front, rear and side elevations having views over the private gardens and grounds, further wooden door leading to:

KITCHEN

13'6 max x 6'9 (4.11m max x 2.06m)

Window to rear aspect, double drainer single bowl sink, space for electric cooker, range of fitted kitchen cupboards, space and plumbing for washing machine, space for under counter appliance, access to dual aspect lounge-dining room and an inner hall.

LOUNGE-DINING ROOM

16'4 x 13'8 max (4.98m x 4.17m max)

Inglenook style fireplace with wood burner and exposed brick, exposed wooden

floorboards, storage radiator, dual aspect room with window to side and front elevations have views over the pretty gardens and grounds, low beamed ceiling and what was the original front door, stairs to upper floor accommodation.

INNER HALL

Ample storage space, door to:

GROUND FLOOR SHOWER ROOM

Walk in wet room style shower, vanity enclosed wash hand basin, low level wc, airing cupboard housing immersion heater, window to rear aspect.

Stairs rising from lounge-diner to:

BEDROOM

13'7 x 13'4 (4.14m x 4.06m)

Electric storage radiator, built in cupboards, dual aspect room with windows to side and front aspects having views over the pretty gardens and grounds, original wooden floorboards, exposed wooden beams and door to:

WC

Low level wc, pedestal wash hand basin.

GARDENS AND GROUNDS

The property is set back from the road with an established private front garden which extends down the side and rear elevations. The outdoor space is established with plenty of plants, shrubs and fruit trees, natural pond, wild meadow garden at rear, original path leading to the front door and the main entrance at the side.

LARGE TIMBER GARAGE

Personal door and window to side aspect, double opening doors to front.

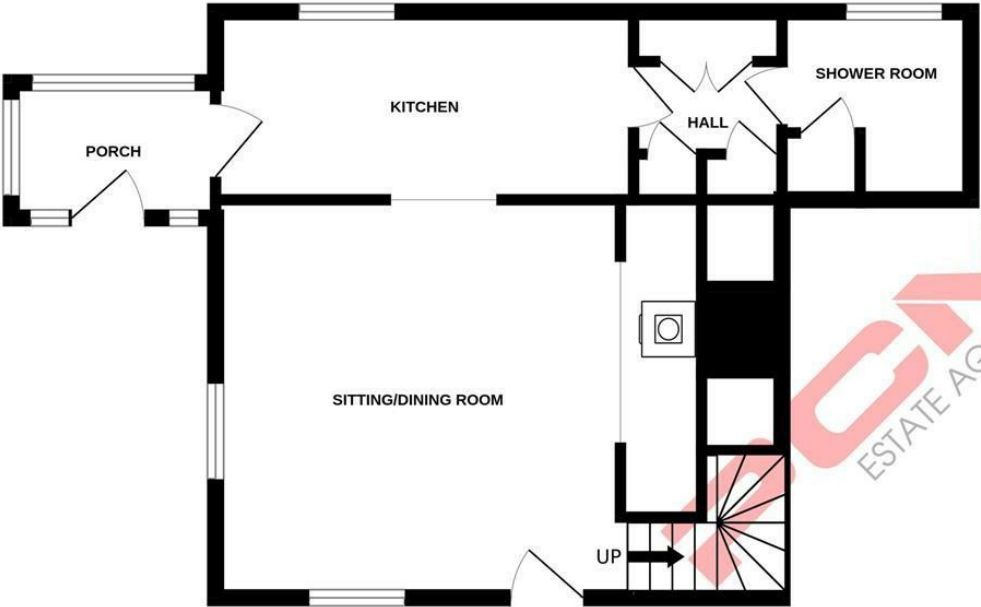
Council Tax Band: C







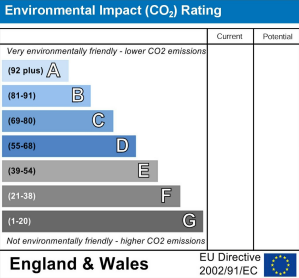
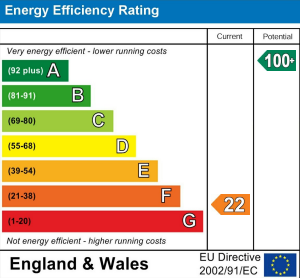
GROUND FLOOR



1ST FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan 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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