



Guide Price £410,000

1 SEAGROVE DAIRY COTTAGES, SEAGROVE MANOR CLOSE, SEAVIEW, PO34 5HT



## **INCREDIBLY CHARMING AND SURPRISINGLY SPACIOUS!**

Set within this most enviable position within Seagrove Manor Close - over looking the neighbouring 'farm land' and the pretty 'square', this semi-detached period **STONE COTTAGE** is a delight to view (offering a 'rural feel' and yet is minutes' stroll to the wonderful beaches including Seagrove and Priory Bays plus Quay Rocks. Having been within the same family ownership for many years, 1 **SEAGROVE DAIRY COTTAGES** retains ample original charm offering great scope to 'put one's own stamp on'. The accommodation comprises a welcoming hallway leading to the large yet cosy dual aspect sitting room (with log burner), separate kitchen/breakfast room - in turn opening to the rear sun porch - and downstairs cloakroom/wc. On the first floor, there are 2 **DOUBLE BEDROOMS** and a modern shower room. Externally, there is a stone walled **COURTYARD GARDEN** offering ample seclusion and the perfect spot to relax/enjoy al fresco dining - and also moments from the village 'recreation' ground/football field. Further benefits include **GAS CENTRAL HEATING**, double glazing and at least 2 **PARKING** spaces. As well as convenient for coastal walkways and beaches, 5 minutes' walk leads one to the village amenities - including shops, the sea front bar/restaurant, the Old Fort, plus Sea View Yacht Club. In our opinion, ideal for those seeking either a permanent or second residence in this truly special, tranquil setting.

### **ACCOMMODATION:**

Entrance door and adjacent double glazed panel windows into:

### **ENTRANCE HALL:**

A welcoming carpeted hall with stairs leading to first floor. Double glazed window to front. Doors to:

### **CLOAKROOM/WC:**

9'1 x 6'1 max (2.77m x 1.85m max)

White suite comprising w.c. and pedestal wash hand basin. Radiator. Deep recess with ample space for coats/shoes. Obscured double glazed window to front.

### **SITTING/DINING ROOM:**

19'1 x 11'10 (5.82m x 3.61m)

A charmingly spacious and bright dual aspect sitting room with double glazed windows over-looking the 'Square' and the private garden area. Radiators x 2. Attractive brick fireplace with stone hearth, timber mantle and inset log burner.

### **KITCHEN/BREAKFAST ROOM:**

11'1 x 9'1 (3.38m x 2.77m)

Modern fitted kitchen comprising range of matching cream coloured cupboard and drawer units with contrasting laminate work surfaces over incorporating inset sink unit with mixer tap. Breakfast bar. Integral appliances include gas hob with electric oven under and extractor over, and concealed tall fridge/freezer. Space and plumbing for washing machine. Radiator. Tiled flooring and tiled splash backs. Recessed down lighters. Dual aspect double glazed windows. Double glazed door to:

### **SUN PORCH:**

6'1 x 3'1 (1.85m x 0.94m)

A useful extra entrance into the property from the courtyard area - with dual aspect double glazed windows, plus double glazed door to courtyard.

### **FIRST FLOOR LANDING:**

Carpeted landing with double glazed window. Loft hatch. Radiator. Doors to:

### **BEDROOM 1:**

11'10 x 10'0 (3.61m x 3.05m)

Carpeted double bedroom with double glazed window over-looking the Square. Radiator.

### **BEDROOM 2:**

11'10 x 9'0 (3.61m x 2.74m)

A second carpeted double bedroom with double glazed window offering a lovely outlook across neighbouring fields and countryside. Radiator.

### **SHOWER ROOM:**

6'1 x 5'1 (1.85m x 1.55m)

Modern white suite comprising fully tiled shower cubicle; pedestal wash hand basin and w.c. Non-slip vinyl flooring. Tiled surrounds. Radiator. Obscured double glazed window.

### **OUTSIDE:**

There is a well proportioned enclosed courtyard bordered by stone walls and offering ample privacy - the perfect spot to relax and enjoy al fresco dining. Gateway to lane.

### **PARKING:**

Directly outside the cottage, there is space for 2 vehicles.

### **COUNCIL TAX:**

Band D

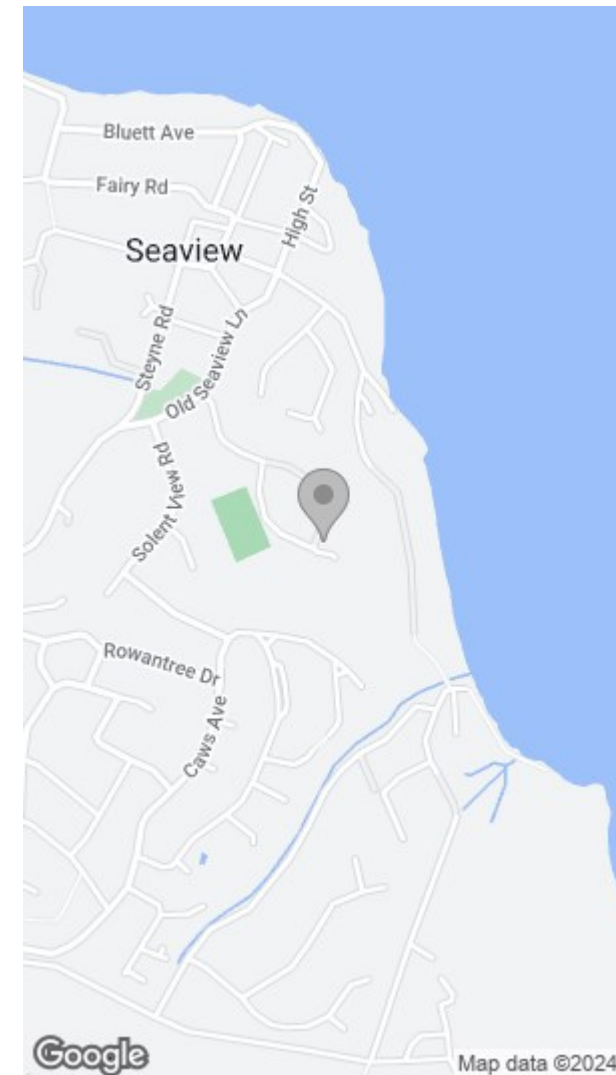
### **TENURE:**

Freehold

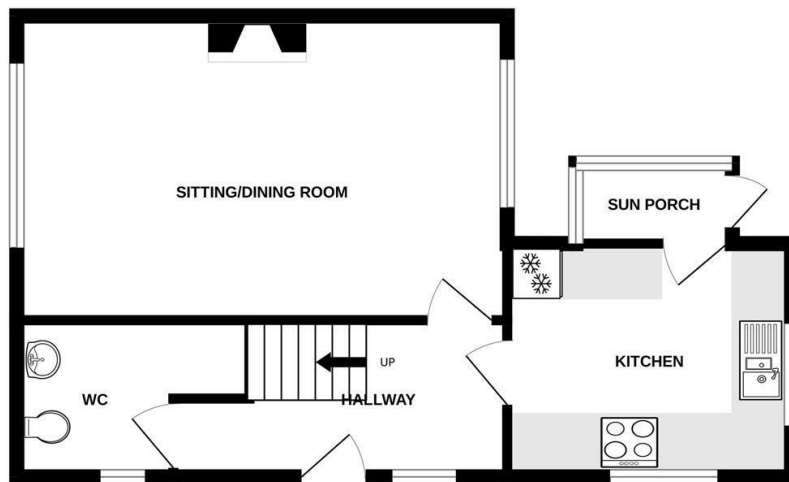
### **DISCLAIMER:**

Floor plan and measurements are approximate and not to scale. We have not tested any appliances or systems, and our description should not be taken as a guarantee that these are in working order. None of these statements contained in these details are to be relied upon as statements of fact.





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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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		86
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not environmentally friendly - higher CO <sub>2</sub> emissions		
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