

SUPERIOR HOMES

ROYSTON & LUND



Lilac Cottage Main Street

Bunny | NG11 6QU

£525,000

Royston and Lund are delighted to bring to the market Lilac Cottage, a three bedroom character cottage nestled in the heart of Bunny within the Bunny conservation area where it was recognised as a key unlisted building within the 2025 Conservation Review. Built around the 1850s, it was one of the original cottages adjacent to the Bunny Hall estate and is ideally located within walking distance to the local pub and village primary school. Not to mention having excellent transport links via the A60.

Immaculately presented and coated with high quality Farrow and Ball paint throughout the property has been lovingly restored whilst paying homage to its historical roots in retaining its original features.

The ground floor comprises a hallway that gives access into the main reception room which has a large front aspect bay window flooding the room with natural light, pieced together with a bricked fireplace containing a multi fuel burning Morso Squirrel Cleanheat stove for those winter months. To the rear of the lounge is another seating area leading to the kitchen. This in turn wraps round to a dining room through an inner hallway which contains a further fireplace before leading into a spacious conservatory from internal French doors. The conservatory is a generous size with surrounding windows and external French doors leading to the rear garden. The kitchen is an ample size with high quality integrated Siemens kitchen appliances such as an eye level oven, hob and extractor fan as well as fridge and freezer, dishwasher and washing machine. The kitchen further boasts traditional fitted oak fronted cabinets and stylish Corrian worktops. The ground floor has a separate study and downstairs W/C, along with ample under stair storage.

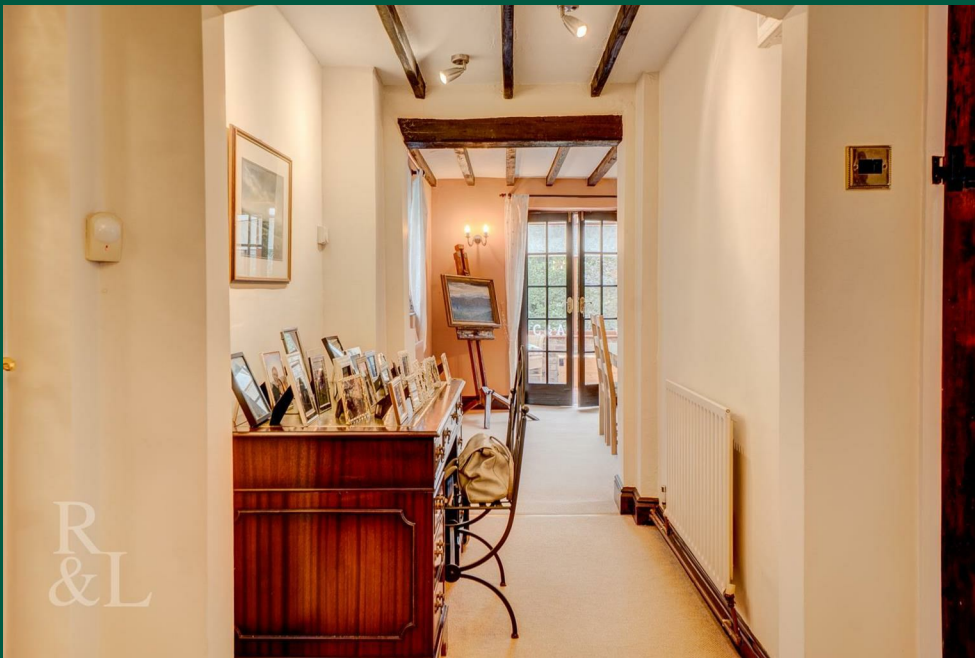




- Three Double Bedroom Character Cottage
- Period Features
- Integrated Kitchen Appliances
- Immaculately Presented Throughout
- Spacious Conservatory
- Ample Off Street Parking
- Close By To Numerous Amenities
- Excellent Transport Links
- EPC Rating - D
- Freehold - Council Tax Band - D







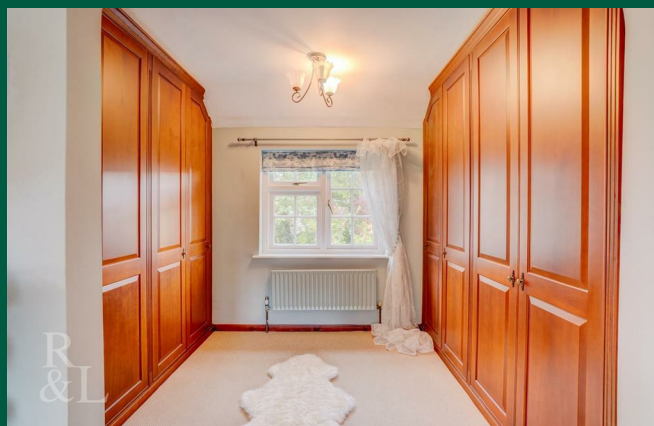




To the first floor there are three well proportioned double bedrooms. The principle bedroom having an adjoining dressing area with fitted wardrobes and benefiting from an ensuite shower room. The two other bedrooms are both well sized and have access to a three piece suite bathroom consisting of a bath with shower overhead along with a wash basin and W/C.



Facing the property the house has hedgerow to three sides of the plot and having gated access with a pathway leading up to the front door. There is lawn space to the right aspect which wraps around the conservatory. To the rear of the property there is a patio, outside seating area, and brick BBQ. Beyond there is a stoned and block paved driveway for several vehicles, which can be accessed from Church Street through a white five-bar wooden gate. In addition, there is ample external storage with a log store and two garden sheds.



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

Total area: approx. 137.0 sq. metres (1474.5 sq. feet)



Ground Floor
Approx. 79.1 sq. metres (851.8 sq. feet)



First Floor
Approx. 57.8 sq. metres (622.7 sq. feet)

Environmental Impact (CO ₂) Rating		Energy Efficiency Rating	
Very environmentally friendly - lower CO ₂ emissions	Potential	Very energy efficient - lower running costs	Potential
	Current		Current
EU Directive 2002/91/EC		EU Directive 2002/91/EC	
Not environmentally friendly - higher CO ₂ emissions		Not energy efficient - higher running costs	
(1-20)		(1-20)	
G		G	
(21-38)		(21-38)	
F		F	
(39-54)		(39-54)	
E		E	
(55-68)		(55-68)	
D		D	
(69-80)		(69-80)	
C		C	
(81-91)		(81-91)	
B		B	
(92 plus)		(92 plus)	
A		A	
63		63	
76		76	

EPC



PROTECTED

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