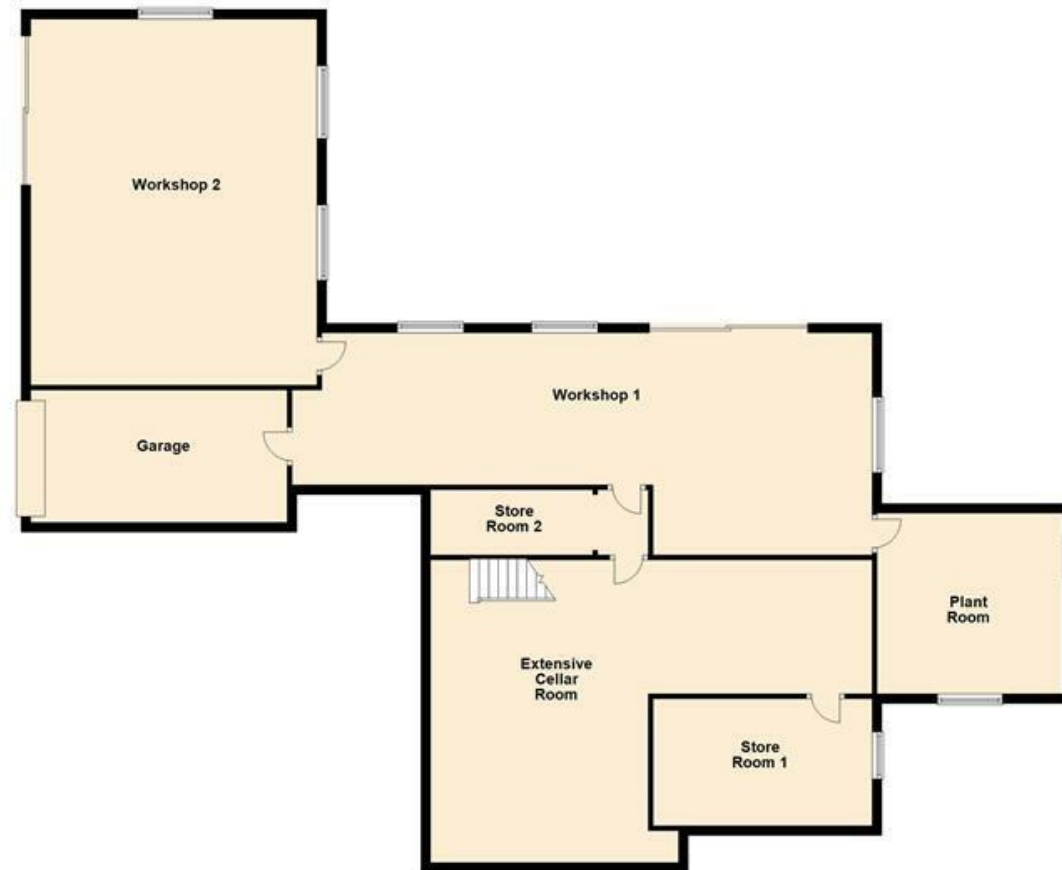




Lower Ground Floor



Ground Floor



First Floor



MISREPRESENTATION ACT 1967.

Messrs Wright Marshall for themselves and for the vendors or Lessors of this property, whose agents they are, give notice that:

1. The particulars are set out as general outline only for the guidance of intending purchasers, and do not constitute, nor constitute part of, an offer or contract.
2. All descriptions and references to condition and necessary permissions for use and occupation, and other details are given in good faith and are believed to be correct but any intending purchasers or tenants should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them.
3. No person in the employment of Messrs. Wright Marshall has any authority to make any representation whatever in relation to this property.

EARLY VIEWING ESSENTIAL. Offering superb scope for improvement and sitting within an overall plot a little under 3.5 ACRES including a private driveway and ADJOINING Paddock. This stone built detached property is situated within a popular location and is likely to achieve a good level of early interest. FOR SALE WITH NO ONWARD CHAIN and includes extensive accommodation over three floors.

#### ENTRANCE VESTIBULE

Double glazed entrance door, tiled flooring, double glazed window.

#### INNER HALLWAY

Two double glazed windows, radiator.

#### HALLWAY

Double glazed window, stairs to first floor, radiator, picture rail, door to lower ground floor.

#### DOWNSTAIRS SHOWER ROOM

Shower cubicle with shower over, low level WC, corner wash hand basin, tiled walls, frosted window, radiator.

#### LOUNGE

15'2 x 14'10 (4.62m x 4.52m)

Double glazed bay window, double glazed window to side, cast iron fire surround with open fire and tiled hearth, two radiators, ceiling rose.

#### SITTING ROOM

15'1 x 14'10 (4.60m x 4.52m)

Double glazed bay window, double glazed window to side, fireplace with wooden mantel and open fire, fitted shelving unit, three wall light points, radiator, plate rack.



#### UTILITY CUPBOARD

Space for washing machine and tumble dryer, glazed window.

#### REAR PORCH

Doors to WC and conservatory.

#### SEPARATE WC

High level WC, glazed window.

#### CONSERVATORY

15'3 x 14'6 (4.65m x 4.42m)

Three double glazed windows, two radiators, two doors allowing external access (one leading to a private veranda).

#### FIRST FLOOR LANDING

Radiator, access to roof void.

#### BEDROOM ONE

15'1 x 12'2 (4.60m x 3.71m)

Double glazed window, radiator, built in storage cupboard.



#### BEDROOM TWO

13'10 x 12'2 maximum (4.22m x 3.71m maximum)

Double glazed window, radiator, built in storage cupboard.



#### BATHROOM

Double shower cubicle with shower fittings, low level WC, pedestal wash hand basin, airing cupboard with hot water cylinder, three double glazed windows.

#### LOWER GROUND FLOOR

This level of the property offers huge potential to create additional living accommodation.

#### CELLAR ROOMS

30'2 narrowing to 13'7 x 20'2 (9.19m narrowing to 4.14m x 6.15m)

A large room with power and lighting, door leading to workshop one and store room

#### STORE ROOM ONE

13'7 x 8'6 (4.14m x 2.59m)

Frosted window, power and lighting.

#### STORE ROOM TWO

10'6 x 5'2 (3.20m x 1.57m)

Shelving and lighting.

#### WORKSHOP ONE

39'3 x 15'4 plus recess (11.96m x 4.67m plus recess)

Accessed via an inner vestibule and offering three windows, double opening doors, coal store.



#### PLANT ROOM

15'7 x 12'0 (4.75m x 3.66m)

Double glazed window and secondary glazed window, biomass heating system with boiler and pump (further details to be confirmed)

#### WORKSHOP TWO

25'4 x 19'5 (7.72m x 5.92m)

Three windows, double opening doors.

#### EXTERNALLY

The property is approached via a gated private driveway and offers extensive parking together with access to the two workshops and access to an additional garage.

The formal gardens are of a great size and are mainly laid to lawn with enclosed

boundaries and mature plantings. The cottage also offers delightful views across surrounding farmland. There is also a raised veranda offering seating area around the outside of the house.



#### SINGLE GARAGE

19'4 x 9'1 (5.89m x 2.77m)

Up and over door, window to side.

#### ADJOINING Paddock

As previously mentioned the property sits within an overall plot a little under 3.5 acres and includes formal gardens together with direct gated access to an adjoining paddock with enclosed boundaries.



#### LAND



#### STUDY

7'11 x 6'10 (2.41m x 2.08m)

Glazed window, radiator.

#### OFFICE

6'11 x 6'9 (2.11m x 2.06m)

Glazed window, radiator.

#### DINING KITCHEN

12'5 x 12'3 (3.78m x 3.73m)

Fitted with wall and base mounted units with work surfaces over and tiled splash backs, single drainer sink unit with mixer tap, fitted double oven with four ring electric hob and extractor above, fitted dishwasher, fitted fridge, two double glazed windows, two radiators, tiled flooring.