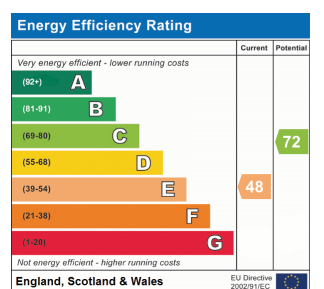


Floor plan of the first floor. The layout includes a LOUNGE at the top right, a KITCHEN below it, and a STUDY to the right of the kitchen. A DINING ROOM is located at the bottom left, adjacent to a WC. A central HALLWAY contains a staircase with an upward arrow and the word 'UP' below it. The plan also shows various doorways, windows, and a large circular feature on the right side.

The floor plan shows a central landing area with a staircase labeled 'DOWN'. To the left of the landing is a bedroom. To the right of the landing is a bathroom containing a bathtub, toilet, and sink, and a bedroom. Above the landing is a WC (toilet) and a large bedroom. Below the landing is a wardrobe. A small 'KITCHEN' label is visible on the far left edge of the plan.



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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An extended period cottage, dating back to the 1700s with later additions, boasting three double bedrooms and brimming with character, now offering an exciting opportunity for modernisation and available with no onward chain.

- Set in an excellent location with off the road setting
- First floor bathroom and separate W.C.
- Secluded rear garden with courtyard
- Galley style kitchen
- Three reception rooms
- Oil fired central heating.
- Character features throughout including exposed beams and open fireplace

Ground Floor

Entrance Hall

Outside Carriage lantern. Step down to part glazed stable door into: Quarry tiled entrance area with stairs to first floor and with step down to:

Study

12' 6" (3.81m) x 9' 2" (2.79m) Secondary double glazed cottage style window to the front aspect. Vinyl flooring. Exposed beams to ceilings and walls. Fitted bookshelves. Radiator.

Dining Room

13' 4" (4.06m) x 11' 9" (3.58m) Secondary double glazed cottage style windows to the front and rear aspect. Radiator. Under stairs storage area and additional storage cupboard. Exposed beams to ceiling.

Galley Style Kitchen

14' 5" (4.39m) x 5' 10" (1.77m) Range of base and wall mounted units with matching Birch strip work surfaces. Casement window to side aspect. Colourfully tiled walls. Electric cooker point. 'Vortice' extractor fan. Vinyl flooring. Ceiling track lighting. 'Butler' sink with mixer taps and cupboards below. Further window to rear aspect.

Lounge

13' 4" (4.06m) x 9' 8" (2.94m) Open fireplace with Old brick hearth. Cottage style window and door to garden area. Cathedral style window with sash to rear aspect. Double Radiator.

First Floor

Landing

Old latch doors to Bedrooms.



Bedroom One

13' 5" (4.08m) x 9' 2" (2.79m) Cottage style windows to front aspect overlooking the church. Double panel radiator. Fitted carpet. Exposed beams to ceiling and walls. Further window to rear aspect. Built in double wardrobe.

Bedroom Two

13' 4" (4.06m) x 9' 9" (2.97m) Cottage style windows to front aspect . Single panel radiator. Fitted carpet. Built in airing cupboard with tanks and shelving. Old door into storage cupboard/wardrobe.

Further Upper Landing

Ceiling down lighters. Access to roof spaces. Shelled cupboard.

Bedroom Three

10' 2" (3.09m) x 9' 8" (2.94m) Cottage style windows to rear aspect. Built in eaves storage. Single panel radiator. Fitted carpet.

Bathroom

Comprises: 'Velux' window to side aspect. Panel bath with 'Mira' shower over. Pedestal wall mounted wash hand basin with tiled splash back. Double panel radiator. Vinyl flooring. Fully tiled walls around bath and shower.

Separate W.C.

Double glazed 'Velux' window to side aspect. Low level W.C. Vinyl flooring. Wall mounted wash hand basin with tile splash back. Fitted shelving.

Exterior

Front Garden

Outside lighting. Side access to rear garden.

Rear Garden

Paved areas. Shrubs and flower borders. Outside tap. Outside lighting. Timber studio (7' x 5').

Brick Outbuilding

11' 2" x 8' 0" (3.40m x 2.44m) Two 'Velux' windows to the side aspect. 'Butler' sink with cupboard below. Power.

Covered Porch

Accessible by the kitchen, leading to external WC.

