

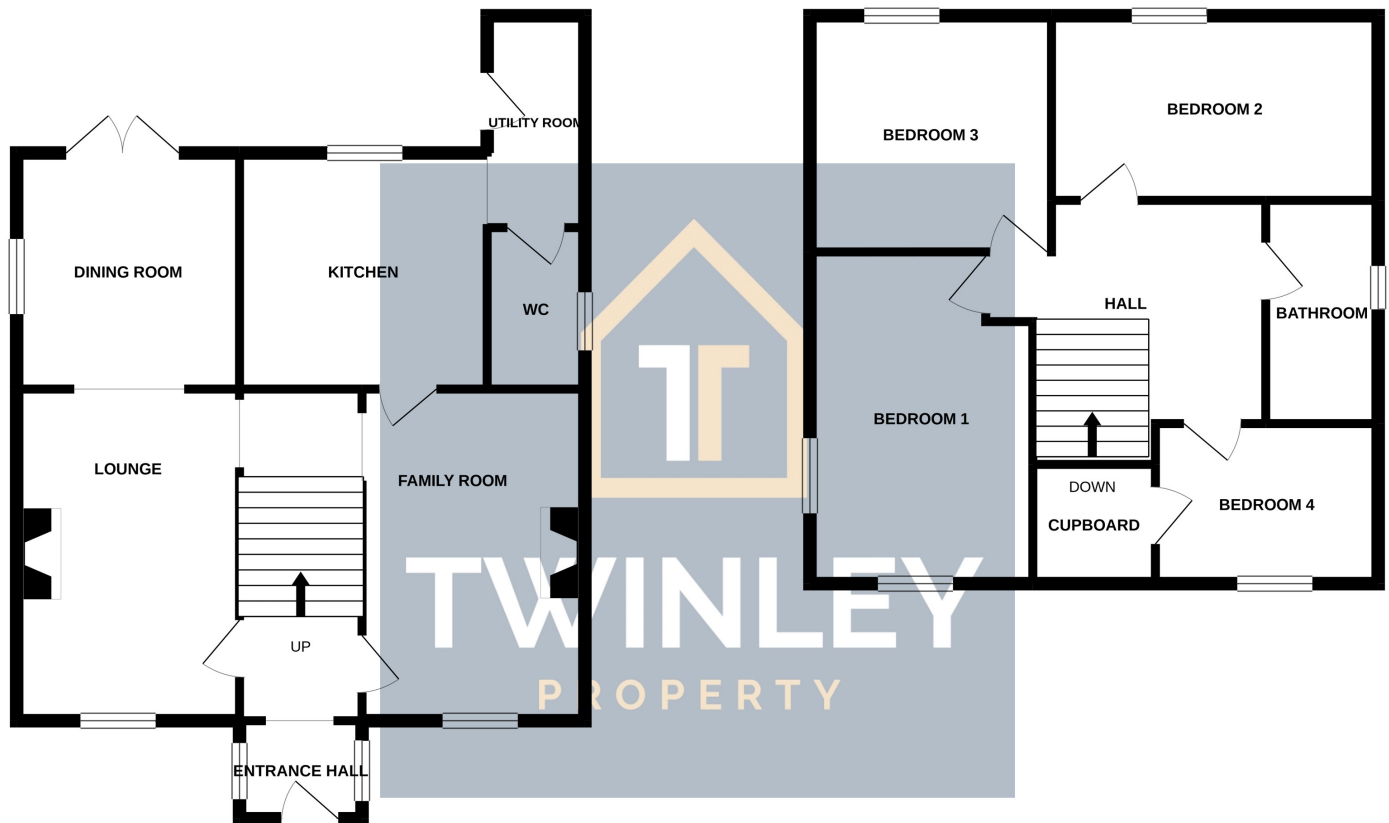


Twinley Property are pleased to present this lovely four bedroom extended cottage dating back to 1900's sitting in approx. 3/4 acre of land, offering a double entrance driveway for several vehicles, double garage & stunning views of local countryside



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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#### DRAFT DETAILS

Front - enclosed with hedging, wooden gate with path to Upvc door giving access to:

Entrance Hall - 7'4 x 3'5 radiator, two x Upvc glazed windows with side aspect, doors to:

Lounge - 14'5 x 9'9 feature wood burning stove with tiled hearth, TV point, understairs storage, radiator, Upvc glazed window with front aspect, opening to:

Dining Room - 9'8 x 10'2 radiator, Upvc glazed window with side aspect, Upvc glazed double doors opening to the rear garden.

Family Room - 14'5 x 9'9 feature fireplace with stone hearth with oak mantel, radiator, Upvc glazed window with front aspect.

Kitchen - 9'9 x 9'4 modern white with a range of base, wall and drawer mounted units to include integral dishwasher, three ring induction hob with cooker hood above, electric oven, microwave, space for American style fridge/freezer, sink and half drainer unit, underfloor heating, Upvc glazed window with rear aspect, opening to:

Utility - 11'2 x 4'4 plumbing for washing machine and tumble dryer, radiator, Upvc glazed door with side aspect out to rear garden.

WC - 4'8 x 3'0 modern white close coupled WC, wash hand basin, Upvc frosted glazed window with side aspect.

From the entrance hall stairs lead to the first floor.

Landing - 10'1 x 6'3 power points, doors to:

Bedroom One - 14'1 x 9'9 radiator, two x Upvc glazed windows with side and front aspect.

Bedroom Two - 12'9 x 9'9 built in wardrobe surround, radiator, Upvc glazed window with rear aspect having lovely country views.

Bedroom Three - 10'0 x 9'8 loft access, radiator, Upvc glazed window with rear aspect having lovely country views.

Bedroom Four - 7'4 x 6'2 cupboard housing the boiler, radiator, Upvc glazed window with front aspect.

Bathroom - 6'3 x 6'2 modern double shower enclosure, vanity wash hand basin, close coupled WC, extractor fan, heated towel rail, Upvc frosted glazed window with side aspect.

Rear - slabbed patio area from the rear of the house, mainly laid to lawn enclosed by hedging with mature shrubs and pond area, block paved and gated double entrance driveway for several vehicles, double garage and shed.

EPC available upon request.





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