





** Cottage ** Land ** Stables ** 2.5
Acres **

This exceptional period cottage exudes a timeless appeal, beautifully preserving its original character and charm. The current owners have thoughtfully extended and updated the property to enhance its features. Situated on 2.5 acres the cottage boasts serene gardens and paddock. Option to purchase further land and stables



ABODE
SALES & LETTINGS

RECEPTION / FAMILY ROOM

20'7 x 12'10

The charming front door is situated within an attractive open-sided storm porch, providing access to the welcoming reception/family room. This spacious area is characterized by exposed beams and windows overlooking the front, creating a large and inviting atmosphere. The inglenook-style fireplace, featuring a log-burning stove, serves as a magnificent focal point. A staircase leads up to the principal bedroom suite.

A door from the reception/family room leads to the inner hall, where an additional staircase ascends to the first-floor landing area. From here, doors branch out to the dining room and sitting room.

SITTING ROOM

20'8 x 15'2

The delightful sitting room boasts a dual aspect, allowing ample natural light to fill the space. Its bay window features a built-in window seat, offering picturesque garden views—a perfect setting for enjoying a good book. The pale wood beams enhance the room's depth, warmth, and character, complemented by the charming red brick inglenook fireplace with an embedded log-burning stove. It is truly a magnificent and relaxing room.

DINING ROOM

11'0 x 10'7

Similarly, the formal dining room benefits from a lovely bay window with garden views. The exposed beams and brickwork further enhance the space's character and charm. A door leads to the home office/study.



HOME OFFICE/STUDY

11'4 x 10'2

The home office/study can be easily adapted to serve as a dedicated hobby room, studio, or family room.







KITCHEN/BREAKFAST ROOM

13'7 x 10'6

The exquisite kitchen/breakfast room is impeccably designed to seamlessly blend modern features with the period and character of the house. Every detail has been carefully considered to retain its charm. The sloping ceiling with wooden details complements the solid wood surfaces. Adorned with a range of cream, farmhouse-style floor and wall mounted units, the kitchen also features a Belfast sink, adding to its charm. Two sets of French doors allow ample natural light, and a feature window on the sloping ceiling adds an interesting touch. The space transitions effortlessly to the superb breakfast/dining area, with a slight elevation.



UTILITY

13'7 x 7'10

PANTRY

7'10 x 7'9

A separate pantry and utility room, equipped with space for larger appliances, are available. A side door leads to the gardens, making it convenient for use as a boot room—perfect for removing muddy winter walking boots or wellingtons after spending time outdoors with the horses. Additionally, a practical cloakroom/WC is located just off the kitchen.



PRINCIPAL BEDROOM

13'4 x 12'6

From the reception/family room, an open-tread staircase leads to a small landing area, providing access to the principal bedroom and bathroom. The impeccably furnished bedroom features a wood-clad ceiling, evoking a Scandinavian ambiance. A large set of wardrobes offers ample storage space.

BATHROOM

The bathroom, also featuring a wood-clad ceiling, further enhances the character of this lovely bedroom suite, which can be used as a comfortable guest suite for visiting family or friends.

BEDROOM 2

14'6 x 9'3

Bedroom two enjoys a dual aspect and boasts a Juliet balcony with a sliding door, providing picturesque views of the gardens and surrounding land.

WARDROBE

8'8 x 6'6

BEDROOM 3

11'4 x 7'6

Bedroom three is positioned at the front of the house and offers views to the side of the property. It includes ample built-in storage, including wardrobes and additional storage in the eaves.

FAMILY BATHROOM

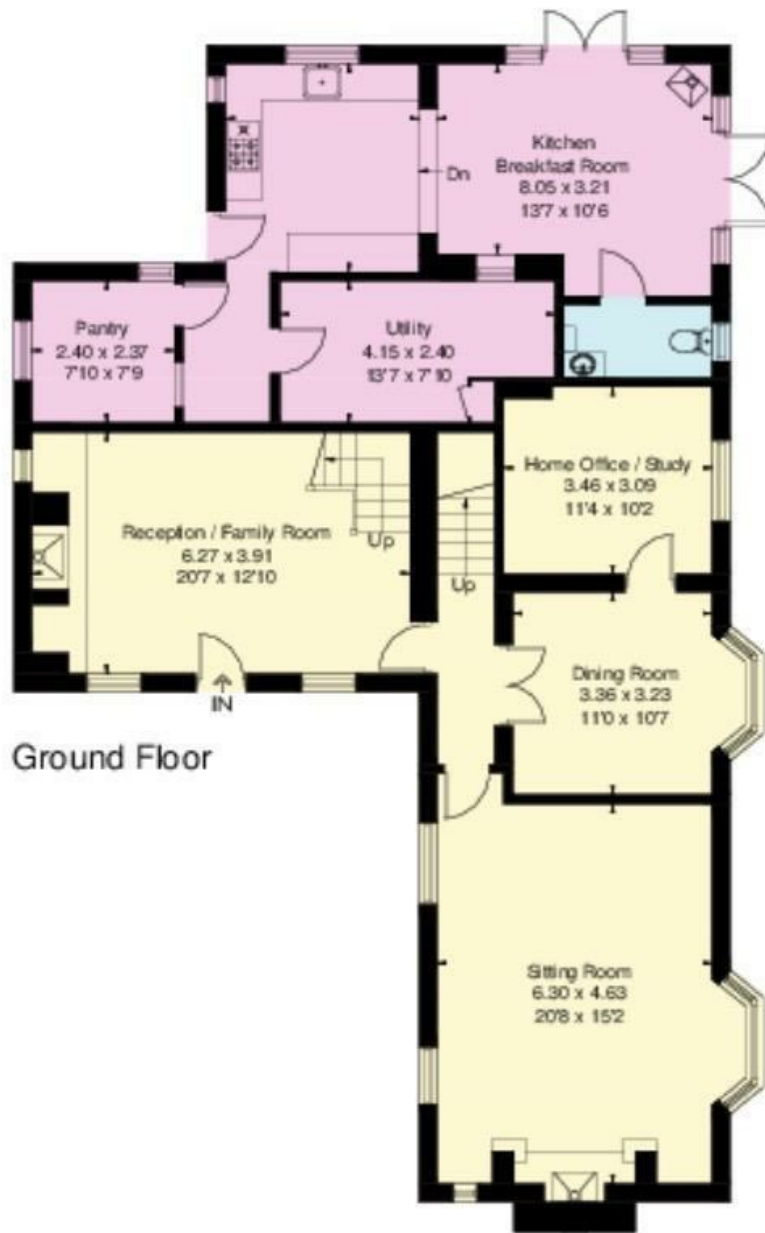








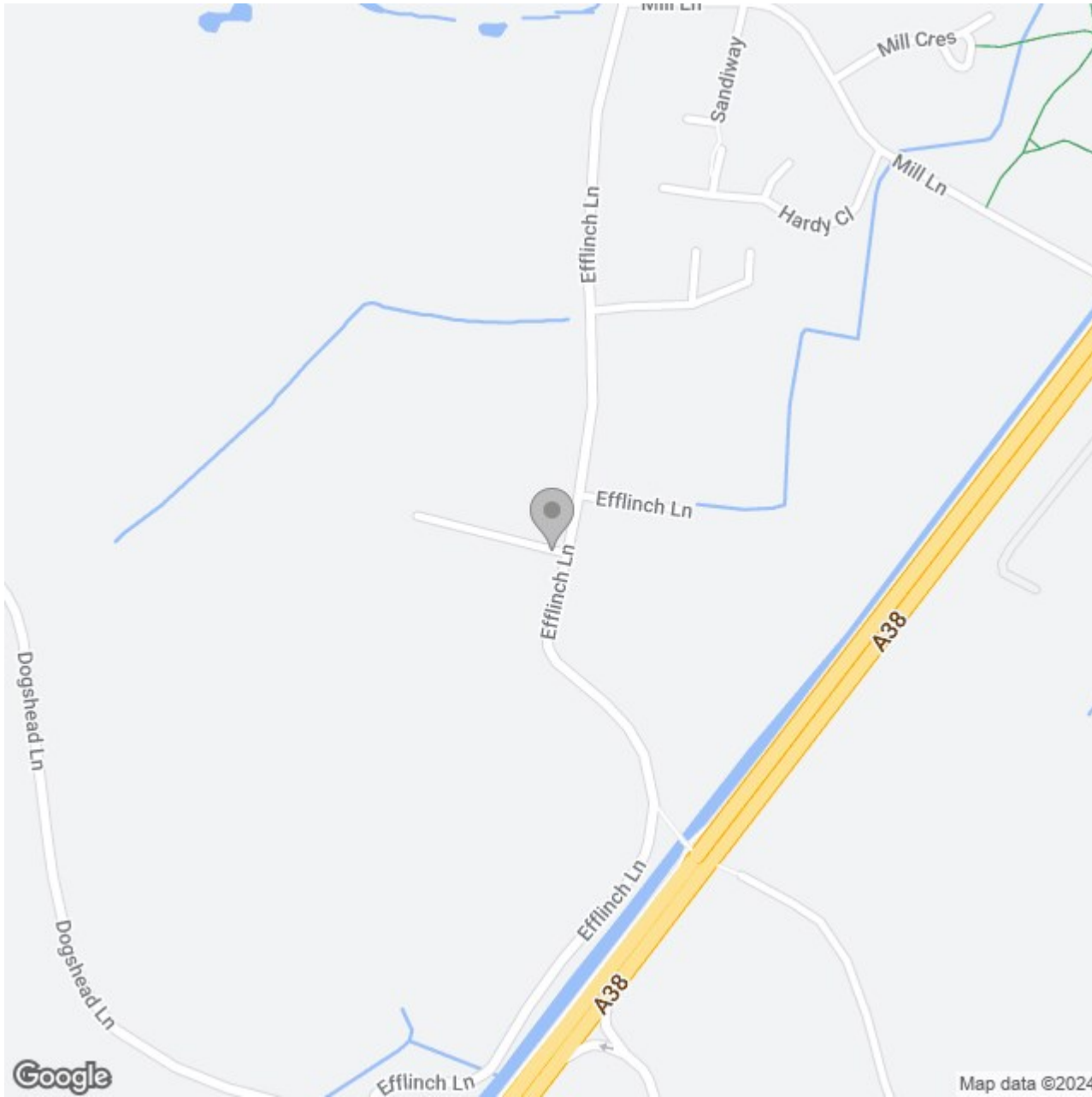
Approximate Area = 216.0 sq m / 2,325 sq ft



Ground Floor



First Floor



Energy Efficiency Rating

	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) A		
(81-91) B		
(69-80) C		74
(55-68) D		
(39-54) E	43	
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England & Wales	EU Directive 2002/91/EC	