





**** FULL OF CHARACTER
AND CHARM **** DATING
BACK TO THE 1700'S ****
This picturesque detached
cottage is located in the
heart of the highly regarded
village of Findern. In brief
the property offers a lounge
and dining room, fitted
kitchen and a lean to plus a
guest cloakroom/wc. The
first floor offers 3 bedrooms
and a bathroom.
COUNTRYSIDE VIEWS, side
garden and space for off
road parking. NEW BOILER.



DINING ROOM

Entrance door into the reception room. window to the front, quarry tiled floor, feature open fireplace with exposed brick surround, radiator and door to the stairs and dining room.

CLOAKROOM

Low flush wc, wash hand basin.

LOUNGE

Feature cast iron original open fireplace, radiator, window to the front, tiled floor exposed beam and a door to the lean to.

LEAN TO

Windows with a stunning view onto the countryside and a door to the rear yard.

KITCHEN

Fitted wall mounted, base and drawer units with work surfaces and a sink and drainer unit. Space for a range style cooker with fitted extractor, plumbing and space for a washing machine and dishwasher, space for a fridge. Two windows with views over the countryside and garden, door to the dining room.

FIRST FLOOR LANDING

Window and doors to -

BEDROOM

Window and radiator.



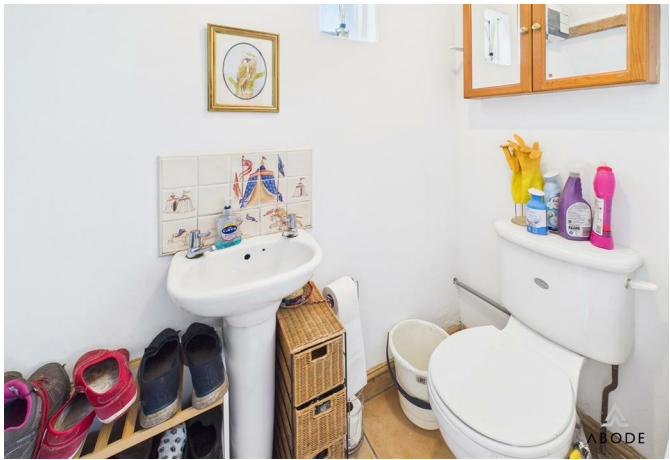
BEDROOM

Window and radiator.

BEDROOM

Window and radiator.







BATHROOM

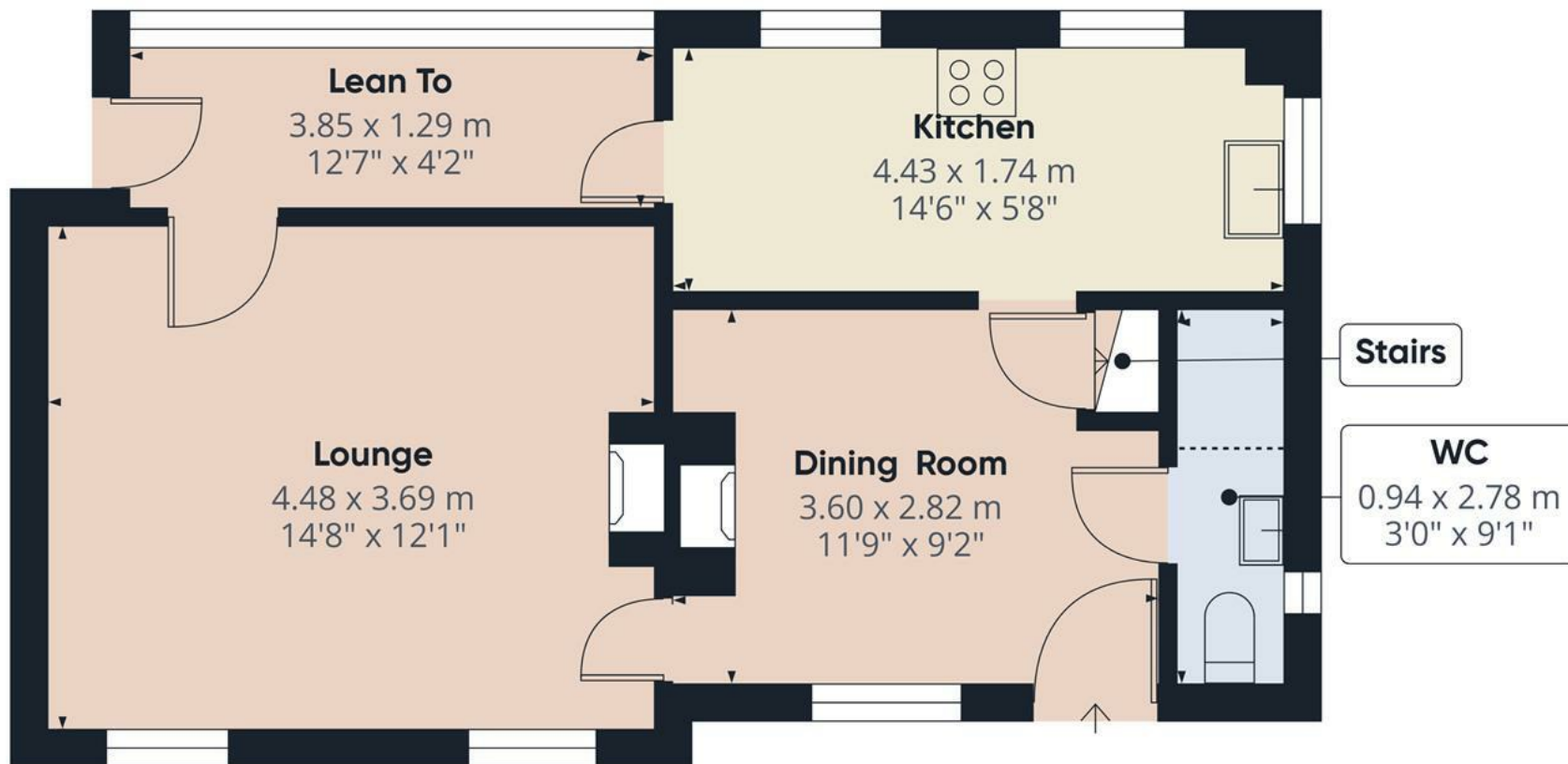
Bath, separate shower, low flush wc, wash hand basin, radiator and window.

OUTSIDE

Paved area to the front with mature shrubs, enclosed side garden offering a lawn, established plants, seating areas and at the bottom there is a further seating area, this was a garage base and could be changed back or to a parking space.







Approximate total area⁽¹⁾

40.9 m²

440 ft²

Reduced headroom

0.9 m²

10 ft²

(1) Excluding balconies and terraces

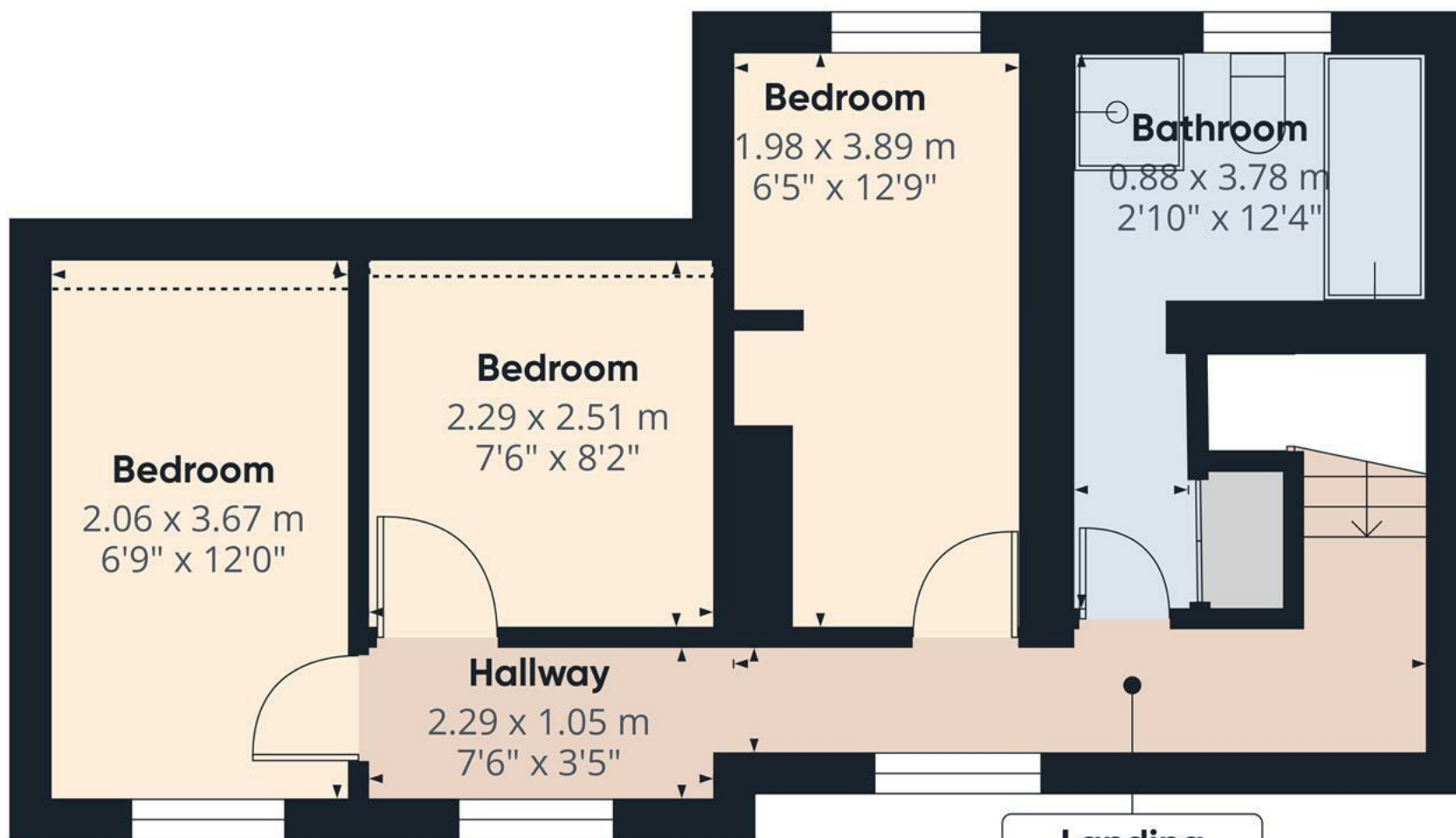
Reduced headroom

Below 1.5 m/5 ft

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

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Floor 0



Floor 1

Approximate total area⁽¹⁾

33.9 m²

366 ft²

Reduced headroom

0.8 m²

9 ft²

(1) Excluding balconies and terraces

Reduced headroom

Below 1.5 m/5 ft

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