





Ground Hollow represents a truly exceptional opportunity to acquire one of these highly sought-after former workers' cottages, properties that rarely come to the open market. Nestled behind lovely, well-tended gardens to the frontage, this charming home is steeped in heritage and rich in period character, offering an ideal blend of history, comfort, and practicality.

Retaining a wealth of original features such as distinctive stone mullion windows, exposed stonework, and an impressive original stone fireplace, the property celebrates its historic roots while offering all the modern conveniences required for contemporary living.

The cottage's character is evident throughout, reflecting the craftsmanship of its era and its origins as part of the area's working community. These architectural details, together with its warm and welcoming interiors, create a home that feels both timeless and inviting. Offered for sale with no onward chain.

Adding to its charm and practicality, the home boasts not only attractive gardens to the front but also the significant advantage of a parking space to the rear, providing convenience that is often rare with properties of this type. Inside, the spacious lounge, well-equipped kitchen diner, stylish four-piece bathroom, and two generously sized bedrooms are complemented by loft access and thoughtful storage solutions. Combining period elegance with contemporary functionality, Ground Hollow is a rare find—an historic former workers' cottage with private outdoor space and parking, making it a truly special home in today's market.



Lounge

The lounge boasts an original stone-fire open fireplace that serves as a striking focal point. Two UPVC double-glazed stone mullion windows to the front elevation fill the room with light, while a frosted glazed UPVC front entry door adds a welcoming touch. A central heating radiator and TV aerial point complete the space, with an internal panel door providing access to the kitchen diner.

Kitchen/Diner

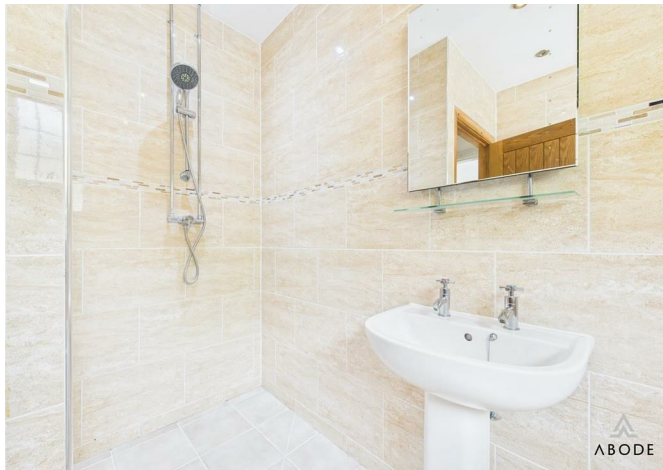
The kitchen diner is bright and functional, featuring a UPVC double-glazed window to the rear elevation and a frosted UPVC rear entry door. It offers a range of matching base and eye-level cupboards and drawers with granite-effect drop-edge preparation surfaces and complementary tiled splashbacks. Integrated appliances include a one-and-a-half stainless-steel sink and drainer with mixer tap, an oven and grill, and an electric hob with a stainless-steel extractor hood. Additional space is provided for freestanding white goods, alongside plumbing, a central heating radiator, a smoke alarm, and a staircase rising to the first-floor landing. Internal latch panel doors connect this room to other areas of the home.

Inner Hallway

The inner hallway, accessed via an oak door, leads seamlessly into the bathroom.







Bathroom

The bathroom presents a stylish four-piece suite consisting of a low-level WC, a bath with chrome tap fittings, a pedestal wash basin, and an open shower. The space is enhanced by complementary floor and wall tiling, a UPVC double-glazed frosted window to the rear elevation, spot lighting to the ceiling, and a chrome heated towel radiator.

Landing

The landing area provides access to both bedrooms, highlighting the home's efficient and well-planned layout.

Bedroom One

This front-facing bedroom showcases two UPVC double-glazed stone mullion windows that allow an abundance of natural light. Additional features include a central heating radiator, a charming feature fireplace, original stone-built wall details with hanging rails, and a curtain rail.

Bedroom Two

The rear bedroom benefits from access to the loft via a pull-down ladder, built-in eaves storage, a central heating radiator, and a UPVC double-glazed window overlooking the rear elevation, creating a bright and practical space.

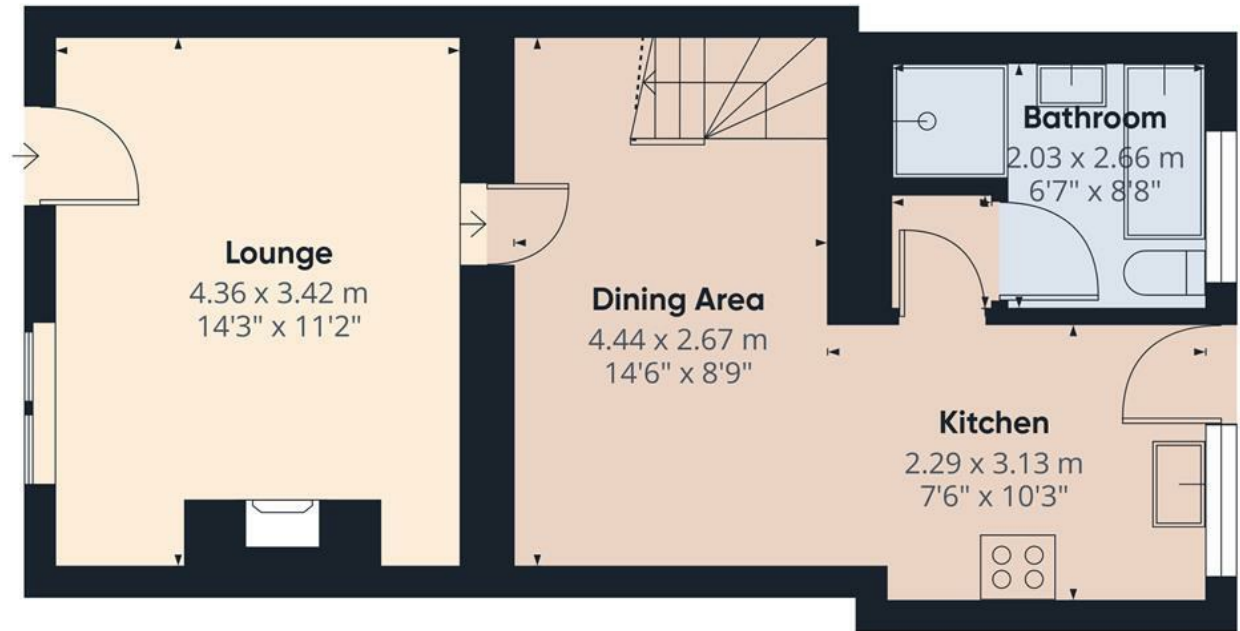












Floor 0



Floor 1

Approximate total area⁽¹⁾

69.5 m²

748 ft²

Reduced headroom

3.6 m²

39 ft²

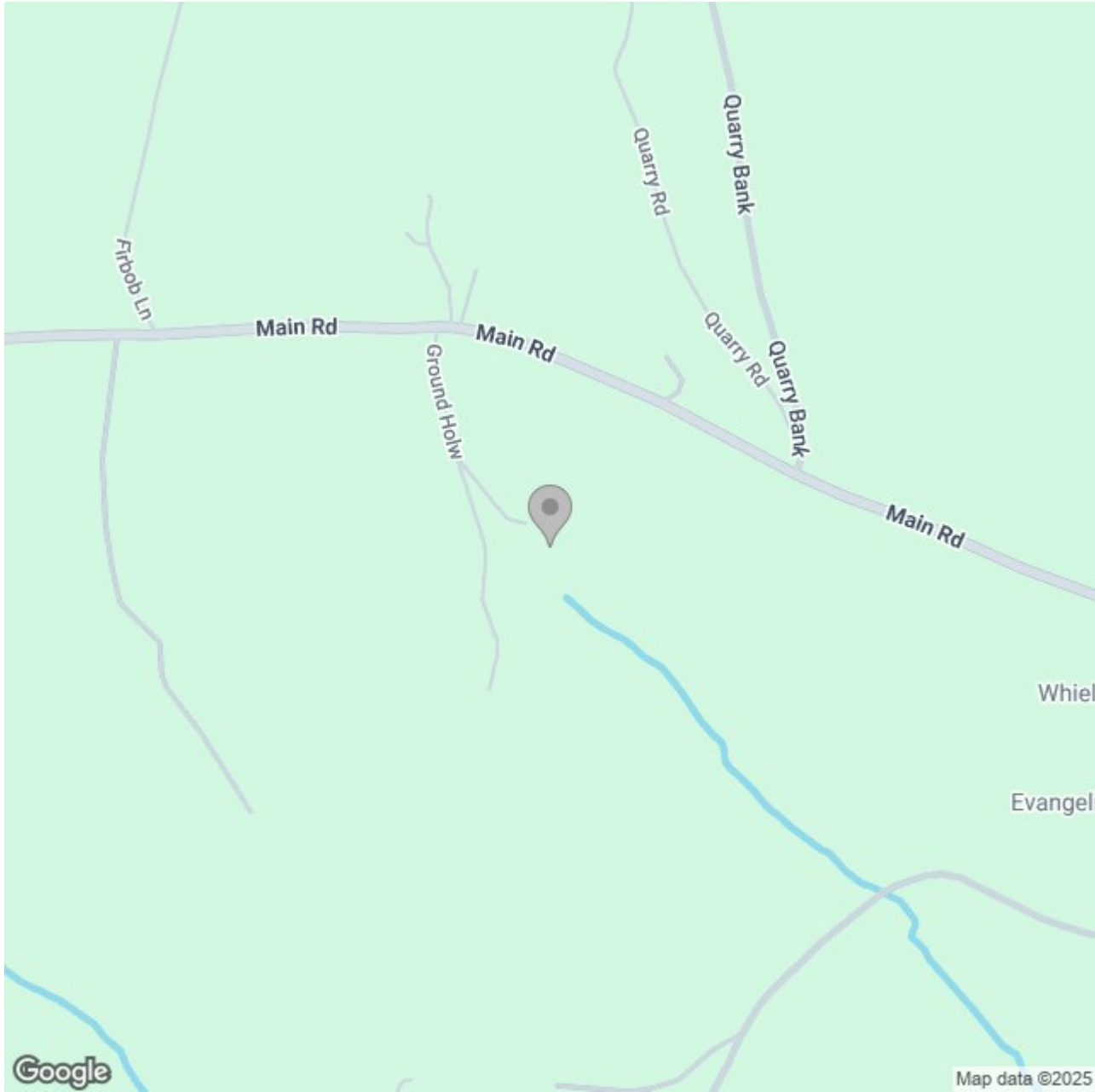
(1) Excluding balconies and terraces

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.

GIRAFFE360



Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		

England & Wales

EU Directive 2002/91/EC