







Orchard Hill

Little Billing NN3 9AG Guide Price £595,000

A Grade II Listed four bedroom stone cottage, with rethatched roof in 2004, formerly a farmhouse dating back to the 17th Century, situated within the heart of Little Billing with good access to local amenities.

Offered for sale with no onward chain, the accommodation comprises sitting room with stone inglenook fireplace and study area, separate dining room with stone open fireplace, inner hallway, cloakroom/WC, kitchen/breakfast room and sun room. To the first floor are four bedrooms and a family bathroom. Outside is a driveway for several vehicles leading to a single garage and gardens to the side and rear enclosed by stone walls. This fine cottage has many attractive features such as deep silled windows, exposed ceiling and wall beams and exposed stone internal walls. (B/1004/M)

- 17th Century Grade II Listed thatch cottage
- Four bedrooms
- · Separate reception rooms
- · Mature garden with summerhouse
- · Off road parking and garage
- No onward chain



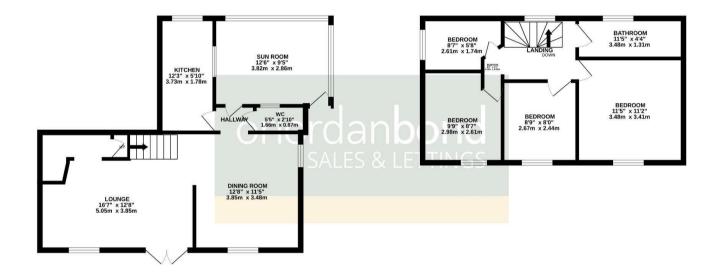








GROUND FLOOR 571 sq.ft. (53.0 sq.m.) approx. 1ST FLOOR 433 sq.ft. (40.3 sq.m.) approx.



TOTAL FLOOR AREA: 1004 sq.ft. (93.3 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorpian contained here, measurements of dorse, windows, norms and any other items are approximate and no responsibility is laken 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 spin is for illustrative purposes only and should be used as such by any prospective purchaser. The spin is for illustrative purposes only and should be used as such by any prospective purchaser. The spin is of illustrative purposes only and should be used as such as the spin of the spin in the spin spin in the spin of the spin in the spin of the spin in the spin of the spin in th





Additional information

- · Council Tax Band: D
- Energy Efficiency Rating: D

Viewing

Viewing strictly by appointment – details below

Disclaimer

O'Riordan Bond Estate Agents Limited has not tested apparatus, equipment, fittings or services and so cannot verify they are in working order. The buyer is advised to obtain verification from their solicitor or surveyor.

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