



Green View Cottage  
Wellingore

MOUNT & MINSTER



# Green View Cottage

Wellingore

A charming 'chocolate-box' cottage with a generous and private garden, completely renovated throughout to create a warm and inviting home in an equally attractive Cliff Village.

- Detached Cottage
- Newly Renovated
- Underfloor Heating
- Large Reception Room
  - Window Seats
  - Splendid Kitchen
    - Utility/W.C.
- Two Double Bedrooms
  - Cellar
- Private Parking



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### DESCRIPTION

Tucked away on a quiet lane with glorious vistas of similar charming, period properties, this beautiful country cottage has been meticulously renovated from top to bottom by the current owners to offer a comfortable and premium home. The ground floor enjoys underfloor heating and the kitchen is truly exceptional, complimented by spacious bedrooms and a luxury bathroom.

Accommodation briefly includes a spacious principal reception room, with space for both living and dining that benefits from ample natural light and an open fire, together with a glorious country kitchen with elegant shutters and ample storage, complimented by an adjoining utility/W.C

Upstairs, there are two large double bedrooms. The master bedroom has built in wardrobes along the entire length of the room, with the second bedroom also having integrated storage and a dressing table. The bathroom is elegant and light, with a luxury hand basin and a large bath with a shower, with further views over the garden.

There is also a useful cellar for additional storage.

### OUTSIDE

The Property approached onto a private gravel driveway, with further parking available on the lane if required. There are raised beds to the front of the house, and a gate leads through to the rear garden which is predominantly laid to lawn. A large paved area outside the main door provides a superb space for outdoor dining and entertaining.

### SERVICES

The property is centrally heated throughout with mains gas, electricity, drainage and water.

### ENERGY PERFORMANCE

Rating: TBC

### COUNCIL TAX

Band: D





**METHOD OF SALE**

For sale by private treaty.

**TENURE**

Freehold with vacant possession on completion.

**VIEWING**

By prior arrangement with the Agents: 01476 851400

**ADDITIONAL INFORMATION**

For further information, please contact Mount & Minster.

T: 01476 851400

@: [info@mountandminster.co.uk](mailto:info@mountandminster.co.uk)

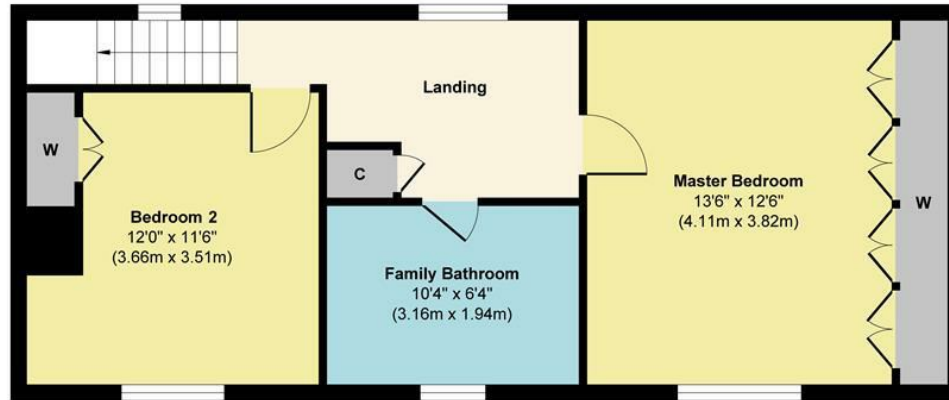
**BUYER IDENTITY CHECKS**

Please note that prior to communicating any offer, Mount & Minster are required to verify the identity of the buyer to comply with the requirements of the Money Laundering, Terrorist Financing and Transfer of Funds (Information on the Payer) Regulations 2017.

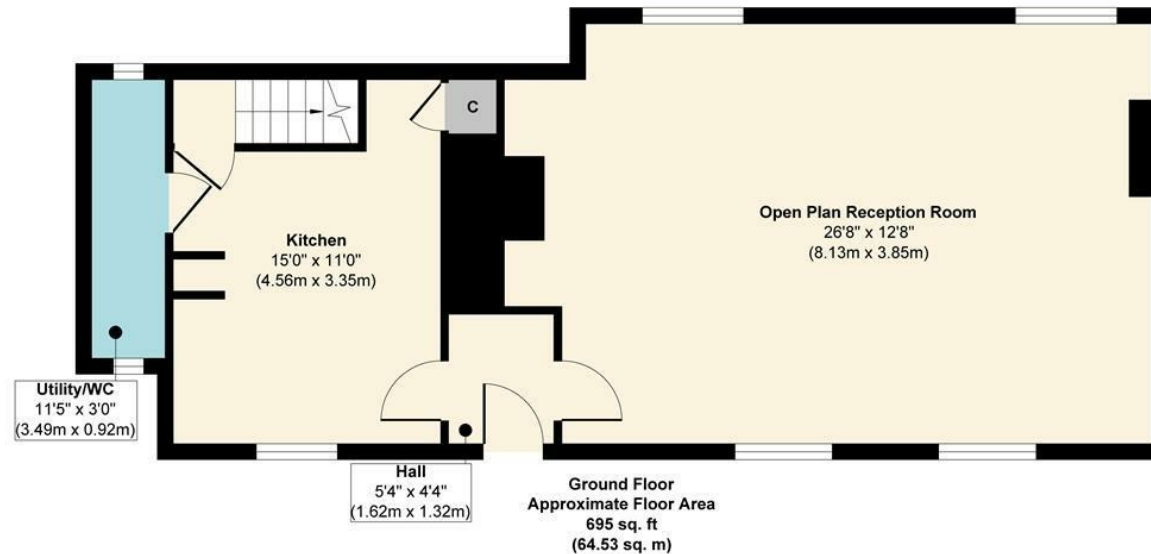




## Vicarage Lane, Wellingore



**First Floor**  
Approximate Floor Area  
566 sq. ft  
(52.62 sq. m)



**Ground Floor**  
Approximate Floor Area  
695 sq. ft  
(64.53 sq. m)

**Approx. Gross Internal Floor Area 1261 sq. ft / 117.15 sq. m**

Illustration for identification purposes only, measurements are approximate, not to scale.

Produced by Elements Property

