



- Stunning 200-year old cottage
- Impeccable both inside and out.
- Gardens filled with sights, sounds and scents.
- Dining kitchen with Aga range.
- Large lounge/Dining room with log burner.
- Three double bedrooms.
- Master bedroom with ensuite.
- Conservatory.
- Sought after Hawksworth Village location.
- Unique and must be seen to be appreciated.

Stepping through the gate, you immediately appreciate the thought and planning that has been put in to this most delightful garden. Green lawns either side, beautifully stocked borders with a variety of shapes and colours, the temptation to explore is undeniable. The scents from the planting, against the background of calming sounds from the pond, water features, dove cot and even a beautiful song bird, this a sensory garden which would not look out of place as a gold medal winner in the Royal Chelsea Flower Show.

Charm and Character ooze out of this unique cottage, fully renovated and extended in the last 20 years, the character has remained and even been enhanced. With double glazed timber sash windows, and Yorkshire stone roof, it is picture postcard like, a "chocolate box" cottage.

Simply put the accommodation comprises of a kitchen diner, lounge, conservatory, three bedrooms and a bathroom but it is the attention to detail, charm and "feel" of this gorgeous property which will make you want to buy it, the accommodation is all on one level, but to call it just a bungalow is far too ordinary as a description.

The dining kitchen, for example, with exposed beams, bespoke wooden cabinetry and an Aga range is a homely, cosy space, but with the addition of modern comforts such as the underfloor heating and two large windows, it is also bathed in light, it really suits the lifestyle so many of us yearn for. Again the extensive open Living/Dining area suits modern living. Beautifully presented with two large windows overlooking the lovely garden, and a charming feature log burning stove, this room is perfect to entertain or relax on an evening-pure bliss!

Completing the living accommodation is a conservatory, always useful to have a second reception space and with a garden like this, underfloor heating and a log burning stove, where better place to spend time on an inclement day.

The "sleeping accommodation is a cleverly zoned to the opposite end of the property, three double bedrooms, the master with ensuite and a main bathroom, means there is more than enough space for guests or family to come and stay. Although it may be tricky to get them to leave once they have had a chance to enjoy this truly unique cottage and gardens- it really is sublime!

This property is fabulous, and not to use a phrase too over used by estate agents, it does merit a visit, as the photos, although beautiful, do not give the full picture of the sights, scents and sounds this home possesses which make it so enchanting!

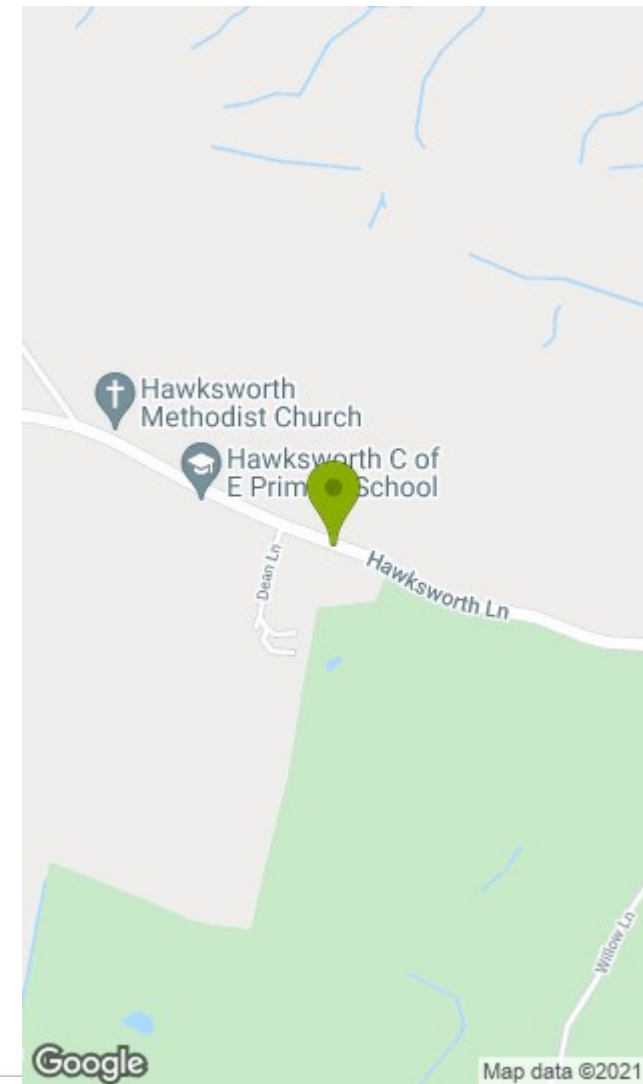




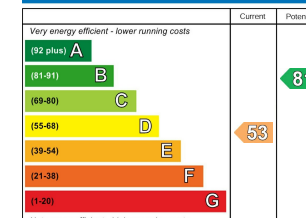
TOTAL APPROX. FLOOR AREA 1240 SQ.FT. (115.2 SQ.M.)

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken 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 services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

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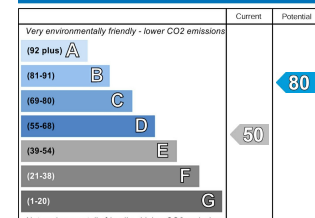


Energy Efficiency Rating



England & Wales EU Directive 2002/91/EC

Environmental Impact (CO₂) Rating



England & Wales EU Directive 2002/91/EC

