



Guide Price £285,000

Townend Estate Agents offer for sale this exquisite Grade II listed Weavers cottage, built in 1803. Nestled in the charming village of Thackley, this delightful home blends historical character and modern comforts. Offering a flexible layout for the discerning viewer, neighbouring properties have been converted into three or four bedrooms, offering the potential to reconfigure the layout to suit your needs. Spanning four storeys, this immaculately presented property has undergone significant upgrades by the current owners, ensuring a stylish and inviting atmosphere throughout. With a full new central heating system (2024), new wood flooring and luxury carpets throughout, new professional decor throughout and exposed Yorkshire Stone wall which has been specially treated to prevent dust, just to name a few! The spacious 24 foot living/dining room is located on the second floor, offering an elevated and beautifully bright space for relaxing or entertaining. The cottage boasts two well-proportioned bedrooms, while the bathroom has been thoughtfully designed to meet contemporary standards while maintaining the cottages' unique charm. Featuring an oversized shower, separate bath and storage. Boasting a recently refurbished and beautifully finished kitchen, featuring a breakfast bar with iroko oak worktops and bespoke larder. Useful cellar space, currently racked for storage, but primed for a full conversion project. Another standout features of this property is the fantastic long-distance views that can be enjoyed from various vantage points within the home. The south-facing garden is a true gem, offering a serene outdoor space to unwind and soak up the sun. Additionally, the garden features a delightful bar/micro pub, ideal for hosting gatherings or enjoying a quiet evening with friends. With its prime location on Thackley Road, you will find yourself within easy reach of local amenities, transport links, and overlooking the stunning Buck Woods.

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AUCTION

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These particulars do not form part of any contract and no statements are made without any responsibility on the part of their clients. Applicants must investigate for themselves that statements are correct and no agent whether the partner or employee has the authority to make any representation or warranty whatsoever in respect of this property.
IMPORTANT NOTICE: WHILST WE ENDEAVOUR TO MAKE OUR SALES DETAILS ACCURATE AND RELIABLE, THEY SHOULD NOT BE RELIED ON AS STATEMENTS OR REPRESENTATIONS OF FACT AND DO NOT IN ANY WAY CONSTITUTE A CONTRACT. PROSPECTIVE PURCHASERS SHOULD SATISFY THEMSELVES THAT DIMENSIONS ARE CORRECT AND THAT MAINS SERVICES ARE OPERATIONAL.

Energy Efficiency Rating			Environmental Impact (CO ₂) Rating		
Very energy efficient - lower running costs	Current	Potential	Very environmentally friendly - lower CO ₂ emissions	Current	Potential
(92 plus) A			(92 plus) A		
(81-91) B			(81-91) B		
(69-80) C			(69-80) C		
(55-68) D			(55-68) D		
(39-54) E			(39-54) E		
(21-38) F			(21-38) F		
(1-20) G			(1-20) G		
Not energy efficient - higher running costs			Not environmentally friendly - higher CO ₂ emissions		
		72			82
England & Wales EU Directive 2002/91/EC			England & Wales EU Directive 2002/91/EC		