

# Arnolds | Keys



**The Cottage, Thorpe-next-Haddiscoe**  
Guide £500,000 - £525,000



### Property Features

- Detached Cottage
- Far Reaching Views Over Farmland
- Four Bedrooms
- 1/3 Acre Plot
- Large Driveway
- Garage

**This detached cottage is situated on an enviable plot of just under 1/3 of an acre, boasting far reaching views across fields towards neighbouring villages. With a mature garden, four bedrooms, garage and parking for multiple vehicles this makes the ideal modern family home. The downstairs accommodation offers open plan living whilst retaining character features such as a wood burner.**



### ACCOMODATION

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### **ENTRANCE HALL**

Giving access to the open plan reception area, with an external UPVC door to the driveway. There are stairs up to the first floor and hard flooring throughout.

### **RECEPTION ROOM**

Subtly separated by an archway from the main reception area, the living room boasts a large wood burner, UPVC double glazed window to the side aspect, radiator, and hard wood flooring throughout.

### **DINING AREA**

The dining area offers dual aspect UPVC double glazed windows with widespread views of farmland. There is a radiator and continuation of hard wood flooring.

### **KITCHEN**

The recently fitted kitchen offers a wide range of wall and base units and integrated appliances, large oven and extractor fan. There is a central kitchen island with UPVC double glazed windows overlooking the side aspects, and the rear garden. The kitchen gives access to the conservatory.

### **CONSERVATORY**

Overlooking the patio area, the large conservatory gives access to the garden, the driveway and utility area. With tiled flooring throughout it makes the ideal space to enjoy the view of the garden.

### **UTILITY ROOM**

The utility area, off the Conservatory, offers space for freestanding white goods. There is water and drainage connected.



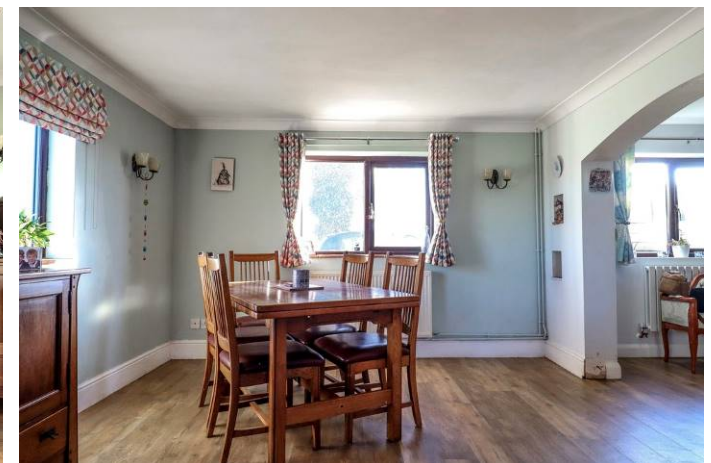
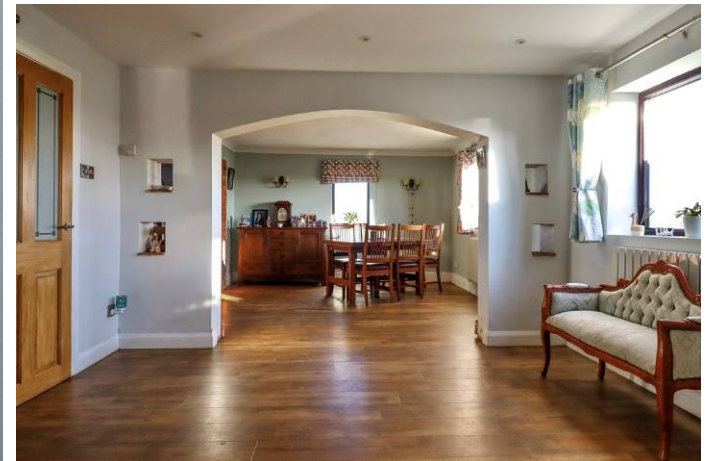
### **LANDING**

The central landing is carpeted throughout and gives access to all four bedrooms, and the bathroom.

### **BEDROOM ONE**

The principal bedroom has a UPVC double glazed window, is carpeted throughout, a radiator and built-in storage cupboards.







### **BEDROOM TWO**

Overlooking the side aspect, with a UPVC double glazed window, radiator, and carpeted throughout - this room is a good-sized double.

### **BEDROOM THREE**

To the rear of the property, bedroom three had a UPVC double glazed window, a radiator and is carpeted throughout.

### **BEDROOM FOUR**

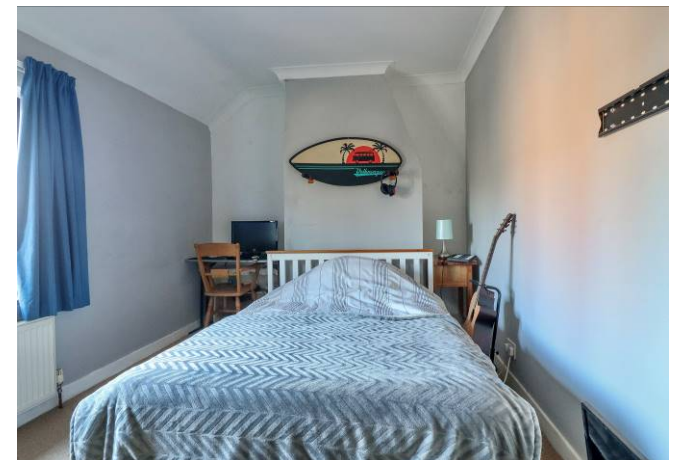
With built in storage cupboards, UPVC double glazed window, and a radiator. This room is carpeted throughout.

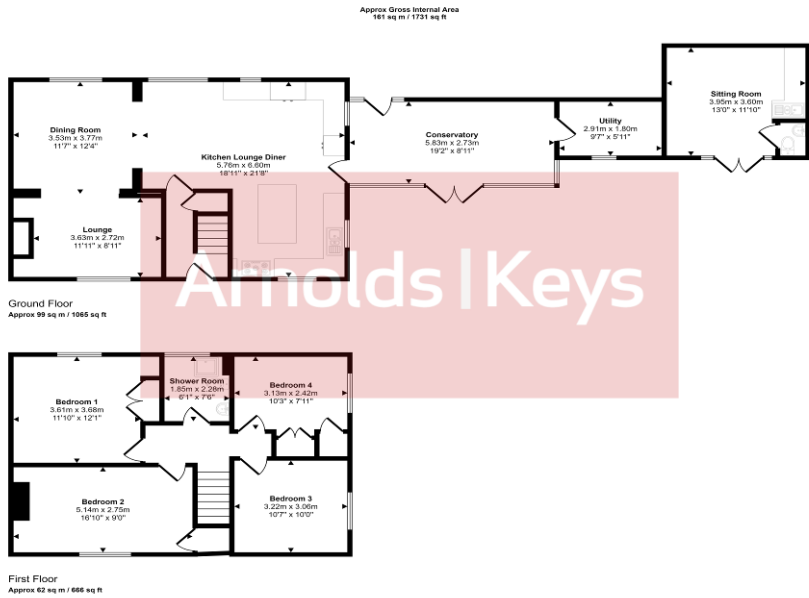
### **BATHROOM**

Recently modernised, the bathroom offers a three-piece white suite comprising a large walk-in shower, WC and hand was basin. There are built in cupboards, a towel radiator and UPVC double glazed window.

### **OUTSIDE**

Upon approach, there is a large amount of parking down either side of the property for multiple vehicles. The driveway is shingled and the approach to the garage is hardstanding. The larger than average garage has an electric folding door with eaves storage. The property is sat on a plot of around 1/3 of an acre, with far reaching views of farmland, a summerhouse, greenhouse and sheds/storage - this garden truly epitomises countryside living. There is a further room to the rear of the property, fitted with a small kitchen area and WC which has potential to be turned into an annex subject to the necessary planning permissions - currently it serves well as a garden room or separate sitting area.





This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Some of items such as bathroom suites are representations only and may not look like the real items. Made with Mate Snappy 360.

Score	Energy rating	Current	Potential
92+	A		97   A
81-91	B		
69-80	C		
55-68	D	67   D	
39-54	E		
21-38	F		
1-20	G		



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