

92+	A
81-91	B
69-80	C
55-68	D
39-54	E
21-38	F
1-20	G

52 | e

75 | c

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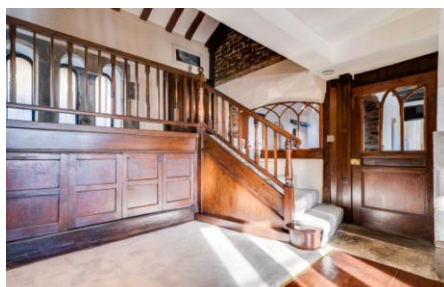
BARKERS

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'The Griffin' 5 Tong Lane Tong Village, BD4 0RR Asking Price Of £350,000

- STUNNING CHARACTER COTTAGE
- HIGHLY SOUGHT AFTER LOCATION
- DINING ROOM/SITTING ROOM
- KITCHEN, LOUNGE
- UTILITY/W.C.
- TWO DOUBLE BEDROOMS
- BATHROOM
- CHARACTER FEATURES THROUGHOUT



Full Description

DESCRIPTION

Barkers are delighted to offer for sale this unique 18th century cottage which was formerly an ancient inn and is full of character and period features making this property well worthy of a viewing. 'The Griffin' is pleasantly positioned in the heart of the highly regarded Tong Village Conservation Area with a superb rural feel yet within easy reach of local amenities and transport links. The property boasts beautiful period features including mullioned windows, open fire places, exposed beams and brickwork and wooden panelling to the walls. This double fronted property briefly comprises: Dining/sitting room, lounge, kitchen, utility/W.C, an impressive staircase leads to the galleried landing which has doors leading to two bedrooms and the house bathroom.

DINING ROOM/SITTING ROOM

14' 7" x 14' 3" (4.44m x 4.34m)

An external door leads into the dining/sitting room which has a feature large open grate fire with stone hearth and brick arch over. Feature exposed beams, part parquet flooring, deep skirting boards and stone mullioned windows. An archway leads into the kitchen and a door leads into the lounge.

KITCHEN

16' 3" x 6' 11" (4.95m x 2.11m)

Fitted with a range of wall and base units with complementary butchers block work surfaces, splash back tiling and an inset sink. Feature exposed brick wall, useful storage pantry and an electric oven and gas hob.

LOUNGE

22' 5" x 13' 5" (6.83m x 4.09m)

This beautiful room has a striking Yorkshire stone fireplace with a wood burning stove, feature wooden panelling and stone mullioned windows. Part carpeted and part wood stripped flooring and built-in shelving. An open staircase with useful storage cupboards underneath leads up to an impressive galleried landing with vaulted ceiling and exposed beams.

UTILITY ROOM/W.C.

Fitted with a wash basin and W.C. There is plumbing for a washing machine, wooden beams to the ceiling and tiled flooring.

GALLERIED LANDING

Doors leads to two generous double bedrooms. This property could potentially be converted into three bedrooms subject to the necessary consents

BEDROOM ONE

20' 2" x 12' 0" (6.15m x 3.66m)

Spacious double room with exposed brickwork, wood panelling, a feature cast iron fireplace and beams to the ceiling.

BEDROOM TWO

16' 1" x 14' 1" (4.9m x 4.29m)

Spacious double room with fitted wardrobes and a feature fireplace. There is access from this room to a good sized storage room with lighting which would make an ideal walk-in wardrobe.



BATHROOM

Fitted with a four piece suite which comprises of a bath, walk-in shower cubicle, wash basin and W.C. Tiled flooring, part tiled walls and a feature stained glass window.

FURTHER INFORMATION

Until the early 19th Century the cottage was an ancient inn which was believed to have been originally established by the monks of Tong Chantry. For the 300 years prior to its relocation the inn was named 'The Griffin' after a tempest coat of arms. The Griffin coat of arms can be seen over the fireplace in the main lounge.

Council tax band - C

Tenure- Freehold

