



Offers over £230,000

Brekka Cottage
Dounby, KW17 2LG

Harcus.



Brekka Cottage is a detached three bedroom dwellinghouse situated a short drive from the village of Dounby with a hotel, GP surgery, supermarket, Post Office, butcher and a Primary School. Lovely views over the surrounding farmland.

It is understood the garage does not have the correct Local Authority consents and therefore the property will be sold as seen.

Accommodation comprises of Entrance Porch, Hallway, Kitchen/Living room, Bathroom and three Bedrooms with one En-suite.



 **3 bedrooms**

 **2 bathrooms**

 **1 Public room**

Vestibule

1.52m x 1.22m (4ft 11" x 4ft)

With an inner glazed door and engineered oak flooring.

Hallway

3.34m x 1.52m + 3.22m x 0.93m

(10ft 11" x 4ft 11" + 10ft 6" x 3ft)

With engineered oak flooring. Airing cupboard. Hatch to the attic. Storage heater and an air source unit.

Bedroom 1

4.32m x 3.02m (14ft 2" x 9ft 10")

This bedroom is carpeted and with warm neutral decor. Bay window to the front enjoying the views on offer. Television point. Panel heater.



Bedroom 1



Kitchen/ Living room

5.70m x 2.60m + 4.26m x 4.02m
(18ft 8" x 8ft 6" + 13ft 11" x 13ft 2")

The kitchen is fitted with units at floor and eye level Integrated fridge, freezer, dishwasher, oven and hob with an extractor hood. Washing machine included in the sale. Space for a table and chairs. External door to the rear of the property.



Kitchen/Dining

The living room is open plan to the kitchen with a window to the rear and one to the side of the property. Engineered oak flooring. Storage heater and an air source heating unit.



Family room

Bedroom 2

4.39m x 3.60m (14ft 4" x 11ft 9") at most

This double bedroom is carpeted and has a bay window to the front of the property. Panel heater.

En-suite shower room

2.20m x 1.18m (7ft 2" x 3ft 10")

Comprising of a shower, W.C. and a wash hand basin
Vinyl flooring. Extractor fan. Heated towel rail.



En-suite



Bedroom 1



Bathroom



Bedroom 2

Bedroom 3

2.67m x 2.24m (8ft 9" x 7ft 4")

This bedroom is carpeted and with neutral decor. Window to the side of the property. Panel heater.

Bathroom

2.68m x 2.02m (8ft 9" x 6ft 7")

Comprising of a bath, shower, W.C. and a wash hand basin fitted into a vanity unit. Vinyl flooring and a modesty glazed window. Extractor fan. Heated towel rail.

Garage

9.49m x 7.25m (31ft 1" x 23ft 9")

Exceptionally large garage with an up and over electric door, power and lighting. External door to the side.

It is understood the garage does not have the correct Local Authority consents and therefore the property is to be sold as seen.

Shed

5.53m x 3.67m (18ft 1" x 12ft)

With power and lighting.



Smaller shed



Garage



Garden

A driveway leads to the property with ample parking. There is a walled garden to the front with a pathway encompassing the property.

Areas of ground to either side of the property with a small area of ground across the road.

Area to left - approx. 453sq m

Area to right - approx. 384sq m

Brekka Cottage has uPVC double glazed windows & external doors and electric heaters and air source heating units.

Services

Mains services, Private Septic tank

Council Tax

Band C. This may be reassessed when the property is sold.

Energy Performance Rating

Band D

Entry

By arrangement.

Fittings & fixtures

All floor coverings, light fittings and washing machine are included in the sale. Other items may also be available.

Price

Offers over £230,000. SOLD AS SEEN.

Interested parties

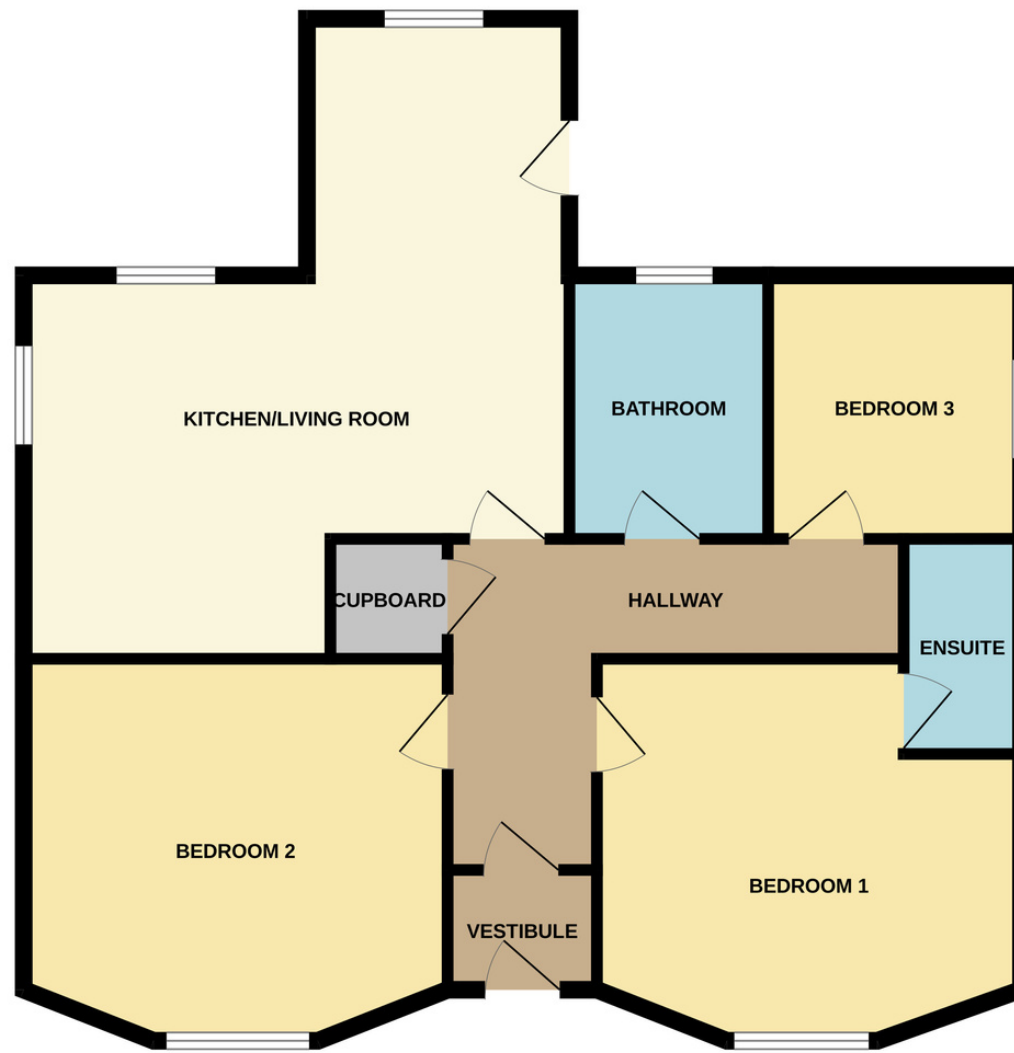
Please note your interest to Harcus Law.

Offers

Written offers should be submitted to Harcus Law



Floorplan





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Harcus Law
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KW15 1HR

Opening hours:
Monday to Friday 09:00 - 17:00
Closed for an hour 13:00 - 14:00

 **01856 877 866**

 **enquiries@harcuslaw.co.uk**

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