



Lysia House, Church Square, Blakeney, GL15 4DX

£225,000



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# Lysia House, Church Square

## Blakeney

- End-of-Terrace Cottage
- Grade II Listed
- Three Double Bedrooms
- Two Reception Rooms
- Rear Courtyard Garden
- Village Location

A character, Grade II listed end-of-terrace property situated within a pleasant village location and having three double bedrooms and an enclosed garden.

The property, which is believed to date back to the seventeenth century, has been improved by the present owners but may offer the opportunity for further upgrading to enhance the character features.

The accommodation comprises a dining room having quarry tiled flooring, feature stone-built fireplace and beamed ceiling. Lounge having a stone fireplace with inset woodburning stove and beamed ceiling. Kitchen having painted exposed stone wall and ceiling beams, a range of base units with separate store cupboard and access to the rear garden. To the first floor the landing has a store cupboard housing the gas boiler. Three double bedrooms, one having an exposed stone fireplace with cast-iron insert, the second bedroom has a built-in wardrobe. The bathroom incorporates a four piece suite including a separate shower cubicle.

To the outside, at the rear is a courtyard garden laid to flagstone, raised seating area, garden shed, log store, external water supply and a walled boundary.

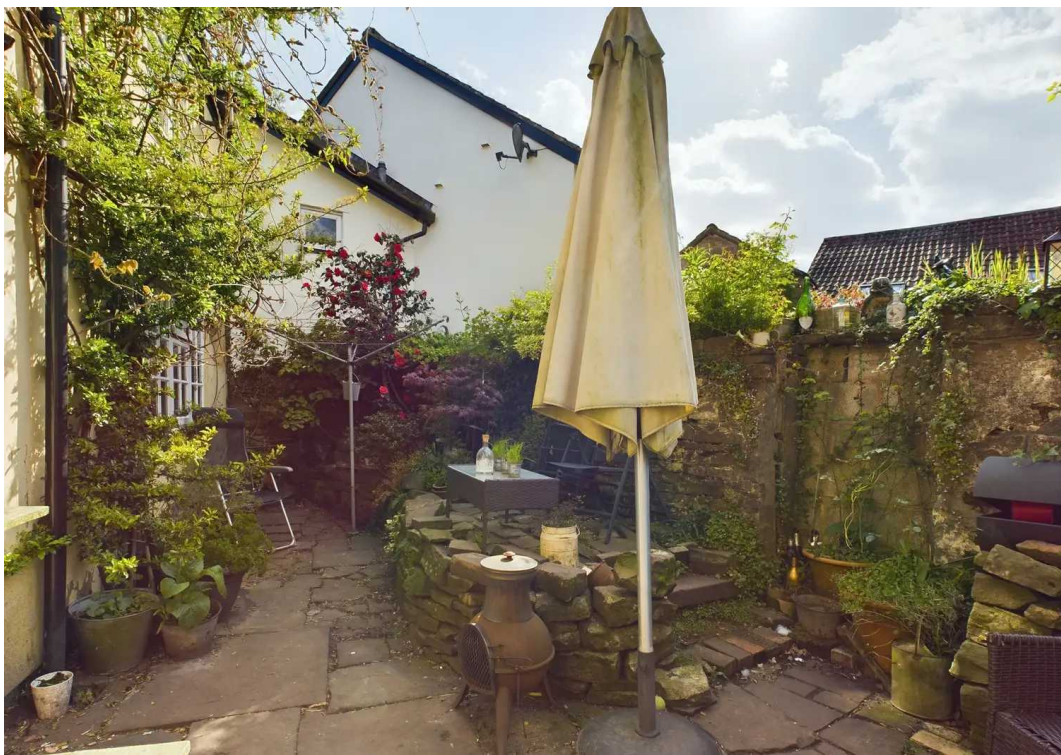
Council Tax band: C

Tenure: Freehold

EPC Energy Efficiency Rating: D









Ground Floor

Approximate total area<sup>(1)</sup>

1037.33 ft<sup>2</sup>

96.37 m<sup>2</sup>



Floor 1

(1) Excluding balconies and terraces

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

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