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**21 Green End**

- THREE BEDROOM COTTAGE
- GRADE II LISTED
- DECEPTIVELY SPACIOUS
- DRIVE FOR SEVERAL CARS TO REAR

**Offers In Excess Of £300,000**  
EPC Rating '67'







## Property Description

**\*\* SUPERB OPPORTUNITY! \*\* LARGE THREE BEDROOM GRADE II LISTED COTTAGE \*\* DRIVEWAY, WORKSHOP & LARGE GARDEN TO THE REAR \*\* This very interesting property in the heart of Clayton is extremely deceptive from the front and has an interesting history as an 1800's coach house and more recently a bakery. On the ground floor to the front is the old bakery shop and behind this the old bakehouse that is currently used as a large kitchen space. There is a further smaller kitchen/utility, ground floor WC and a good sized lounge. To the first floor there are three very large bedrooms and a large bathroom. There is potential to reconfigure the layout to create additional bedrooms (subject to obtaining the required planning consents and approvals). To the rear of the property is a large enclosed garden with a gated driveway for several cars and an old detached stable building, currently used as a workshop that offers further potential.**





This very interesting property was built in the 1840's and has been in the same family for several generations and could be suitable for a variety of uses. (subject to obtaining the required planning consents and approvals). We feel the property will be of obvious interest to builders and speculators that can capitalise on the potential.

#### ENTRANCE HALL

A covered porch area to the front has a door into the hallway and a door to the old shop/bakery.

#### SHOP/BAKERY ROOM

16' 1" x 13' 4" (4.9m x 4.06m) Exterior door and bay window to the front elevation. Exposed beams, central heating radiator and the original fireplace.



#### KITCHEN

19' 3" x 14' 5" (5.87m x 4.39m) A large irregular shape room with a high ceiling and the original fitted cupboards and work benches. Gas cooker point, central heating radiator and a gas wall heater. Window and stable door to the rear elevation.

#### WC

Push-button WC and a modern washbasin with storage below.

#### UTILITY ROOM

12' 5" x 7' 1" (3.78m x 2.16m) Fitted wall and base units, laminated working surface and splashback wall tiling. Stainless steel sink and drainer, plumbing for a dishwasher and a stainless steel sink and drainer. Window to the side elevation.



#### LOUNGE

15' 1" x 12' 5" (4.6m x 3.78m) A bright, characterful room with windows to the side and rear elevations overlooking the garden. Living flame gas fire and a central heating radiator.

#### FIRST FLOOR

#### BEDROOM ONE

17' 1" x 17' 0" (5.21m x 5.18m) A large room with a window to the front, tiled fireplace and a central heating radiator.

#### BEDROOM TWO

20' 1" x 13' 6" (6.12m x 4.11m) An irregular shape room with fitted wardrobes, window to the rear elevation and a central heating radiator.

#### BEDROOM THREE

13' 0" x 12' 2" (3.96m x 3.71m) Windows to both the side and rear elevations, fitted wardrobes and a central heating radiator.



#### BATHROOM

9' 6" x 9' 1" (2.9m x 2.77m) A large family bathroom





comprising of a shower cubicle with a thermostatic shower, panelled bath, bidet and WC. Window to the side elevation and a central heating radiator.

#### EXTERNAL

The front of the property is pavement lined. The rear of the property can be accessed via Granville St, that leads onto Beech Grove. A large gate opens onto a driveway with parking for several cars and access to the old detached stable building with an 'up and over' garage door, door and window. Currently used for storage but offering further potential, subject to securing the required planning consents and approvals. There is a further paved patio area and an unusually large lawned garden with a range of mature shrubs and trees, and a good degree of privacy. Located in the heart of Clayton with schools, transport links and other village amenities all within easy walking distance.

GRADE II LISTED

FREEHOLD

COUNCIL TAX BAND A

EPC & FLOORPLAN TO FOLLOW



#### PURCHASE DETAILS:

*Please note that the services & appliances have not been tested & the property is sold on that basis.*



Once you are interested in purchasing this property, ideally call in person or telephone this office to discuss your offer, we would suggest that this is done before contacting a bank, building society or solicitor as any delay could result in the property being sold to someone else and any survey and legal fees being unnecessarily incurred.

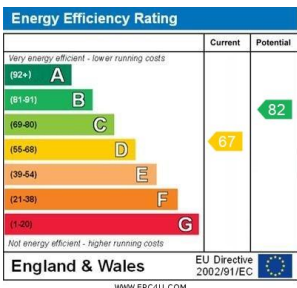


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