

For Sale



Lyndhurst, Lipyeate, Holcombe BA3 5EN

THIS IS YOUR CHANCE TO PURCHASE AN OUTSTANDING FOUR BEDROOM DETACHED CHARACTER COTTAGE IN AN EDGE OF VILLAGE LOCATION. The original cottage was built circa the 19th Century with a substantial extension at the rear in the 1960's. The property offers well proportioned accommodation set in a lovely plot. It has been a wonderful family home for 25 years and is now ready for a new owner to make their mark here.

To book your viewing and explore the possibilities please call Bishop & Company on 01761 411116.

- EDGE OF VILLAGE LOCATION
- ATTRACTIVE GARDENS
- THREE RECEPTION ROOMS
- MULTI FUEL BURNER
- KITCHEN/BREAKFAST ROOM
- DOUBLE GARAGE

£379,950

Front -

Part double glazed front door to : -

Entrance Hall -

Parquet flooring, stairs to first floor landing, understairs storage cupboard, telephone point, radiator, door to cloakroom and door to dining room.

Cloakroom -

With peach suite comprising low level WC, pedestal wash hand basin and radiator.

Dining Room - 14' 10" x 11' 2" (4.52m x 3.40m)

Radiator, secondary glazed window, under stairs storage cupboard, open double doorway to kitchen, giving an open plan feel, glazed door to lounge and feature exposed brick built wall.

Lounge - 16' 4" x 11' 11" (4.97m x 3.63m)

Feature stone built fireplace and exposed stone chimney breast with inset multi fuel burning MORSO stove, brick and concrete hearth, radiator x2, uPVC double glazed window to front, Georgian style glazed door to garden and door to:-

Study - 9' 1" x 11' 11" (2.77m x 3.63m)

Dual aspect uPVC double glazed windows to front and side, radiator, brick built open working fireplace with mantle above and fitted book shelving to one side.

Kitchen - 11' 2" x 11' 2" (3.40m x 3.40m)

Single drainer sink unit with mixer taps above and cupboards below, work surface to one side space under with plumbing for washing machine, range of base units, a wine rack and wall cupboards, with tiled work surface areas and tiled splash backs, incorporating a built in double Indesit electric oven, 4 ring halogen hob with extractor hood above, breakfast bar area, laminate flooring, dual aspect windows to side and rear, radiators x2, spotlights and door to:-

Rear Porch -

Tiled flooring, secondary glazed windows and part double glazed uPVC door to rear garden.

First Floor Landing -

Access to roof space, door and glazed side panels to balcony. Radiator.

Balcony seating area -

Peaceful seating area with access to the balcony. The balcony has a wrought iron balustrade and far reaching views.

Bedroom 1 - 18' 10" x 7' 11" (5.74m x 2.41m)

Radiator, uPVC double glazed window to rear, en-suite shower cubicle with mixer shower, rail and curtain and wash hand basin.

Bathroom -

Four piece white suite comprising panelled bath with mixer taps above, pedestal wash hand basin, low level WC, radiator, laminate flooring. Independent shower cubicle with mixer shower, extractor fan and uPVC double glazed window to side.

Bedroom 2 - 12' 0" x 9' 11" (3.65m x 3.02m)

Radiator, dual aspect uPVC double glazed windows to front and side.

Bedroom 3 - 8' 7" x 8' 3" (2.61m x 2.51m)

Radiator, uPVC double glazed window to front.

Bedroom 4 - 11' 11" x 9' 4" (3.63m x 2.84m)

Radiator, uPVC double glazed window to front, built in shelved airing cupboard with hot water cylinder and immersion heater.

Outside -

Green house with door to boiler room/cloakroom.

Boiler Room/Cloakroom -

Oil fired boiler. Low level WC.

Front Garden -

Path from side leading to front door and glazed door to lounge. The garden is largely laid to lawn with numerous shrubs and bushes, being enclosed by wall and wooden panelling fencing, small vegetable garden area, paved patio area and an oil storage tank.

Rear Garden -

Paved patio area, small lawned area with apple tree, various shrubs and flowers, ornamental pond, timber garden shed, 5 bar timber gate to gravelled driveway, parking for several cars, further shrub borders, sensor outside light, outside tap.

Double Garage - 20' 7" x 19' 4" (6.27m x 5.89m)

With 2 x metal up and over doors with power.

Agents Notes -

Please note that not all items pictured are included in the sale. This is a freehold property.



Consumer Protection from Unfair Trading Regulations 2008.

The Agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A Buyer is advised to obtain verification from their Solicitor or Surveyor. References to the Tenure of a Property are based on information supplied by the Seller. The Agent has not had sight of the title documents. A Buyer is advised to obtain verification from their Solicitor. Items shown in photographs are not included unless specifically mentioned within the sales particulars. They may however be available by separate negotiation. Buyers must check the availability of any property and make an appointment to view before embarking on any journey to see a property.





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Ground Floor



First Floor

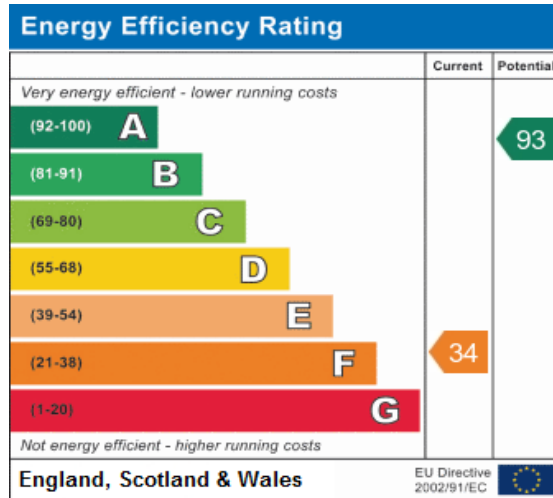


This plan is for illustrative purposes only and should be used as such by any prospective purchaser or tenant. Whilst every care has been taken to ensure the accuracy of the floorplan, measurements, door/ window positions and rooms are approximate and no responsibility is taken for any error omission or miss-statement.
Plan produced using PlanUp.

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Council Tax Band - E

VIEWINGS

By Prior appointment with Bishop & Co 01761 411116

FINANCIAL SERVICES

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