

Details as provided by the vendor



The Cottage, High Street, Blyth

A superb and totally unique property, this wonderful two double bedroom cottage comes with an outbuilding, barn, garden office/studio. The property briefly comprises of ; open dining room and lounge, attractive kitchen with built in appliances and breakfast room, two double bedrooms and a stylish family bathroom.

Offers In Region Of £239,000

Viewing

By appointment only

Tenure Freehold

A superb and totally unique property, this wonderful two double bedroom cottage comes with an outbuilding, barn, garden office/studio.

This sensational property is pleasantly situated in the heart of Blyth and provides characterful living accommodation with modern fixtures and fittings, boasting an open dining room and lounge with feature fireplace and working stove, attractively presented kitchen with built in appliances and breakfast room, two double bedrooms with built in wardrobes and a stylish family bathroom.

Shared driveway, yard and grassed area at the rear of the property led to the cottage's private garden with lawned area, patio to the courtyard and parking space, outbuilding with utility wash room and wc.

Separate barn with workshop and store to the ground floor and what was used as a games /music room to the first floor. At the rear of the barn is a superb office/studio "perfect for anyone wanting to work from home".

VIEWING HIGHLY RECOMMENDED VIA THE SELLING AGENTS

GENERAL SITUATION AND DIRECTIONS

The cottage takes a wonderful position close to the village green and is within close walking distance to local shops, village pubs, amenities, doctors, dentists and post office, local primary school is just a short walk away and bus stops for secondary schools.

Blyth also enjoys easier access to the A1(M) opening up many other regions within comfortable commuting distance.

Travelling into Blyth on the B6045 Bawtry Road, continue down to the roundabout in central Blyth, take the first left turn onto the High Street and this characterful property is situated on the right hand side.

ACCOMMODATION

Solid wooden door opens into this charming property with feature storm porch over.

LOUNGE

12' 1" x 11' 10" (3.68m x 3.61m) An attractive open plan lounge through to dining room with a stunning feature fire place dividing the two rooms, a superb period cast stove is the main focal point and works very well with the oak effect flooring which continues through to the dining area, having various power sockets, central heating radiator and a door opens to the kitchen.



LOUNGE



DINING AREA

11' 10" x 9' 0" (3.61m x 2.74m) Two accesses with exposed beams lead to the dining area and enjoys a pleasant outlook from a UPVC double glazed window, having various power sockets, tv aerial, inset down lighting and a central heating radiator.



KITCHEN

10' 7" x 7' 3" (3.23m x 2.21m) A stylish and well presented kitchen boasting a range of shaker style wall and base cupboards with contrasting oak effect worktops, having a stainless steel one and a half wash bowl with chrome mixer tap, integrated AEG competence oven with extensive program menu, Neff five ring gas hob with extractor fan over, built in fridge and dishwasher, warming drawer, stylish vertical radiator, stairs to the first floor and access to the breakfast room.



KITCHEN



KITCHEN



KITCHEN



BREAKFAST ROOM

7' 8" x 7' 5" (2.34m x 2.26m) Oak laminate flooring continues through from the kitchen into this well presented breakfast kitchen room, having a range of shaker style units (one houses a modern gas combi boiler), complimented with oak effect worktop and breakfast bar, this lovely room boasts a feature reclaimed brick wall with radiator, glass and timber room, window a door which opens to a shared courtyard and onto the rear garden.



BREAKFAST ROOM



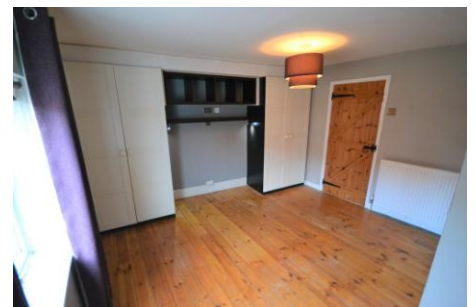
FIRST FLOOR LANDING

A turning staircase rises to the first floor with plenty of natural light from a rear facing UPVC double glazed window, attractive inner doors open to both double bedroom and the family bathroom, various built in storage cupboards and a drop down ladder opens to a large traditional built loft space with lighting and roof window.



BEDROOM 1

11' 11" x 11' 9" (3.63m x 3.58m) A generous sized double bedroom enjoying a pleasant view from a front facing UPVC double glazed window, having around the bed wardrobes and cupboard space, various power sockets, bed time reading lights and stripped pine flooring.



BEDROOM 1



BEDROOM 2

This is another front facing double bedroom having built in wardrobes offering a combination of hanging rails and storage space, various power sockets, central heating radiator and a UPVC double glazed window.



BEDROOM 2



FAMILY BATHROOM

An attractive and stylishly presented family bathroom incorporating a bath with shower over and chrome fittings, floating vanity drawer with inset wash basin and chrome mixer tap low level flush wc, vertical radiator, extractor fan, two UPVC double glazed obscure window and complimented with ceramic wall and floor tiles.



OUTSIDE

To the rear of the cottage is a communal driveway, yard and grassed area providing access to park a car on a hard standing in the cottages rear garden, the garden is mainly laid to lawn with a paved seating area and purpose built pizza oven, there is an outbuilding with wc and a utility room.



BARN

25' 9" x 11' 4" (7.85m x 3.45m) (each floor)

A two storey brick built barn with power, lighting and storage.

BARN

OFFICE STUDIO

15' 1" x 7' 10" (4.6m x 2.39m) A superb room with glass front and feature internal stone wall, having various power sockets and inset down lighting.



OFFICE STUDIO



OFFICE STUDIO



PATIO



GARDEN



GARDEN



GARDEN AREA



OUTSIDE



BACK VIEW



DATED - 15/11/2023

DISCLAIMER

Whilst every care has been taken in the preparation of this leaflet, if there are any points upon which you are relying, please confirm them with the vendor or valuer before viewing or especially before making an offer. We cannot guarantee that the information is correct and if any items are important to you, you must ask us to produce the evidence you require before viewing or making an offer, and especially ask your solicitor to make these checks before exchanging contracts. Please also remember that this leaflet may have been prepared some time ago, and that the measurements may have been taken using an electronic tape measure. They, like any distances mentioned are for guidance only and should under no circumstances be relied upon.

Please note that none of the services or appliances connected to or fitted within this property have been tested, and purchasers are advised to make their own checks where necessary. No guarantee can be given that they are in working order.

We have not checked rights of way, footpaths, covenants, wayleaves, nor existing or proposed planning permissions or building regulations concerning this property or the surrounding area.

Internal photographs are reproduced for general information, and it must not be inferred that any item shown is included in the sale.

Please note all photographs have been taken using a wide angled lens to show as much detail as possible.

OFFER PROCEDURE

To make an offer on this property, simply telephone or call into our office and supply us with the relevant details which will be passed on to our vendor client. Please note in order to advise our client regarding any offer received, we will need to establish your ability to proceed, which will include financial qualification by an Independent Financial Advisor, in confidence, in order that we may discharge our responsibility. We also have an obligation under Money Laundering Laws to check all prospective purchasers identification.

