





\*\*\*\*\* MODERNISED CHARACTER PROPERTY FULL OF CHARM \*\*\*\*  
COUNTRYSIDE VIEWS TO THE REAR \*\*\*\* Beautifully presented stone built cottage in the highly regarded village of Waterhouses offering a balance of character and modern living and in brief comprises a sitting room with log burner, open plan dining kitchen with feature fireplace and log burner, utility room and a cloakroom/wc. Three first floor bedrooms and a family bathroom. Front and rear gardens, off road parking for three vehicles and a single garage. INTERNAL VIEWING IS HIGHLY RECOMMENDED.



## KITCHEN DINER

Entrance door into the dining area with a limestone tiled floor with under floor heating, feature stone fireplace with log burner, double glazed sash window to the front. The kitchen offers fitted units with oak work surfaces, double Belfast sink, space for a range style cooker and fitted extractor hood. Double glazed windows to the rear and a stable door into the garden, storage cupboard. Stairs to the first floor and open into the utility room.

## LOUNGE

Feature fireplace with log burner, quarry tiled floor with under floor heating, exposed beams and double glazed window to the front.

## UTILITY ROOM

Fitted units and selves, oak work surface, storage cupboards, Belfast sink with cupboard under, window to the rear, exposed beams and stone floor.

## CLOAKROOM

Low flush wc.

## FIRST FLOOR LANDING

Exposed beams and doors to -

## BEDROOM 1

Feature cast iron fireplace with stone surround, exposed brick chimney breast and tiled hearth, stone wall, radiator and sash window to the front.



## BEDROOM 2

Feature cast iron fireplace with cast iron dog grate, exposed stone and brick chimney, radiator and window to the front.







### BEDROOM 3

Sky light window to the rear with countryside views, radiator.

### BATHROOM

Panel enclosed bath with shower and shower screen, low flush wc, wash hand basin, ladder style radiator, sky light window, eaves storage cupboard.

### OUTSIDE

Front lawns laid to wildflower meadow with mature shrubs and bushes. Side parking and a single garage and wood store. Enclosed rear garden with lawn, trees and bushes, outbuilding and shed.



Local amenities in the village: shop, chip shop, doctor's surgery, good primary school, community swimming pool, gym and café. We're also in the catchment area for Queen Elizabeth's Grammar School (QEGS).







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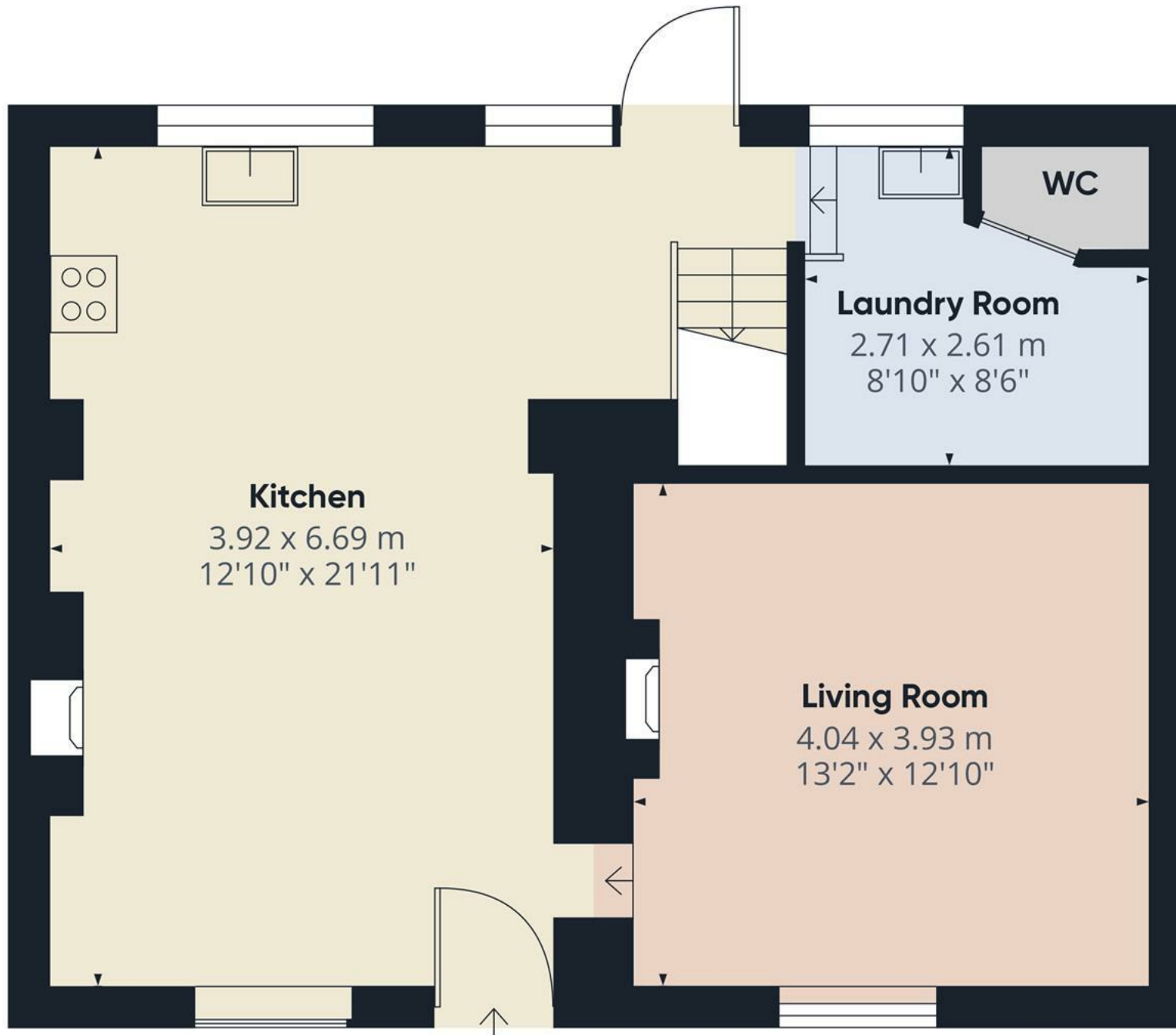
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Floor 0

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

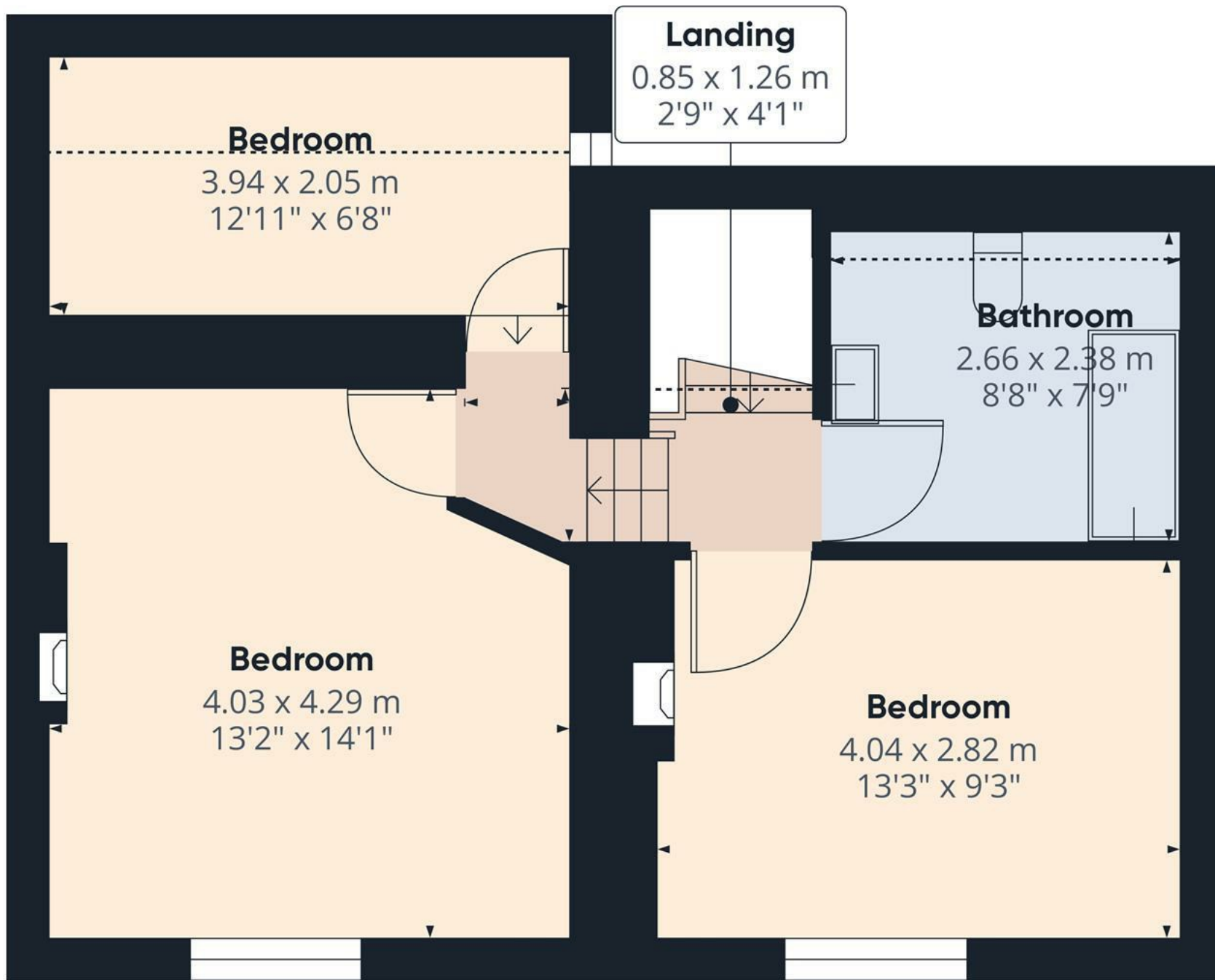
52.45 m<sup>2</sup>  
564.57 ft<sup>2</sup>

(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.

Calculations are based on RICS IPMS 3C standard.

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Floor 1

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

44.53 m<sup>2</sup>  
479.32 ft<sup>2</sup>

**Reduced headroom**

3.33 m<sup>2</sup>  
35.82 ft<sup>2</sup>

(1) Excluding balconies and terraces

**Reduced headroom**

..... Below 1.5 m/5 ft

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