

Starkey Lane, Farnhill, BD20 9AW **Asking Price: £180,000**

Looking for a characterful two bedroom cottage with plenty of traditional features? With a spacious living room, exposed stone fireplace, gas stove, modern shower room and a pleasant outdoor seating area, this well presented home has plenty to offer.

This charming two bedroom cottage combines traditional character with modern touches throughout. With exposed ceiling beams, a substantial stone fireplace, timber framed windows and a pleasant outdoor seating area, there is plenty to like about this cosy home.

The property opens into a spacious living room which has ample space for two sofas and a dining table and chairs. The main focal point is the impressive exposed stone fireplace with a substantial stone lintel and gas stove, whilst the exposed ceiling beams add further character to the room. Windows to two elevations provide natural light, and a staircase rises to the first floor.

Just off the living room is the kitchen, which has a range of cream coloured wall and base units with contrasting wood effect worktops and blue tiled splashbacks. There is space for a freestanding cooker, fridge and washing machine, along with an external door providing access to the outdoor seating area.

Upstairs, the landing has a window providing natural light and gives access to two bedrooms and the modern shower room. The principal bedroom is a comfortable double with a feature alcove providing space for additional furniture, whilst the second bedroom is currently arranged as a dressing room with a wardrobe, dressing table and occasional chair. This room could equally accommodate a single bed or make a useful home office.

Completing the accommodation is a modern shower room comprising a corner shower enclosure, pedestal wash basin, WC and heated towel rail, with attractive tiling and wood effect flooring.

Outside, the property benefits from a pleasant stone flagged seating area with space for a small table and chairs. Established planting, a raised stone border and a mature tree provide an attractive setting, making this a lovely spot to sit out during the warmer months.

NB: *The property has previously been used as holiday accommodation and is currently registered for business rates. It has lawful residential use and was previously assessed for Council Tax under Band B. The seller will arrange for the property to return to Council Tax before exchange of contracts, with the final banding subject to confirmation by the Valuation Office Agency.*

Council Tax Band: B

Tenure: Freehold





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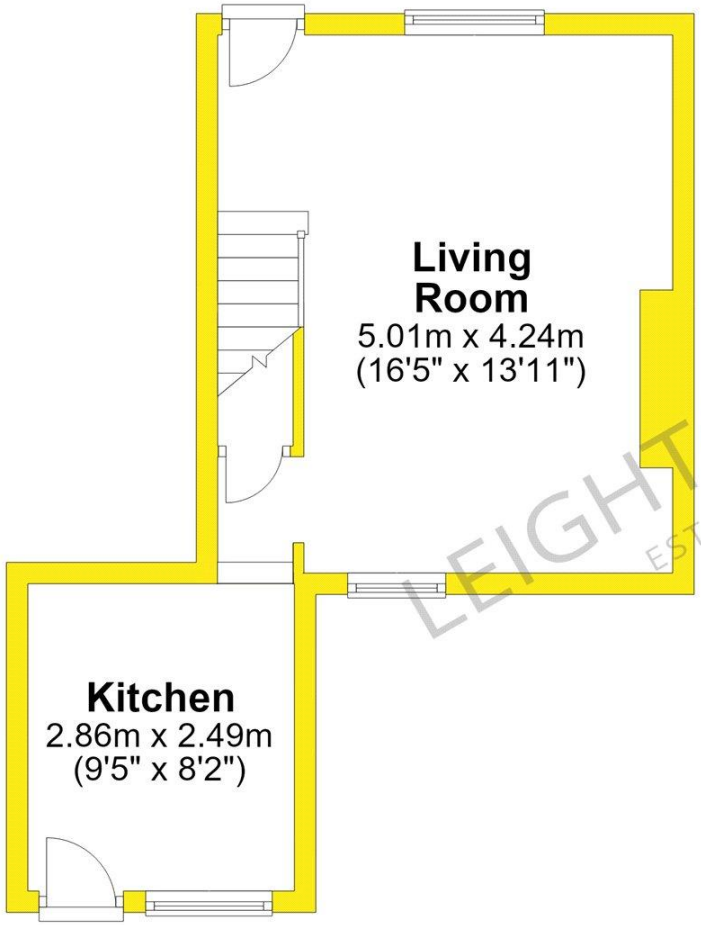




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Ground Floor

Approx. 28.5 sq. metres (306.2 sq. feet)



First Floor

Approx. 22.6 sq. metres (243.0 sq. feet)



LEIGHTONS ESTATE AGENCY

Total area: approx. 51.0 sq. metres (549.2 sq. feet)
For illustration purposes only - not to scale

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Awaiting EPC

Disclaimer
Every attempt has been made to ensure accuracy, however these property particulars are approximate and for illustrative purposes only. They have been prepared in good faith and they are not intended to constitute part of an offer of contract. We have not carried out a structural survey and the services, appliances and specific fittings have not been tested. All photographs, measurements, floor plans and distances referred to are given as a guide only and should not be relied upon for the purchase of any fixture or fittings. Lease details, service charges and ground rent (where applicable) are given as a guide only and should be checked prior to agreeing a sale.