



High Street

Stoke Ferry, PE33

Price £250,000

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### Description

Nestled on the picturesque High Street in Stoke Ferry, this charming semi-detached cottage, built in 1848, offers a delightful blend of character and modern living. Spanning an impressive 1,090 square feet, the property boasts two well-proportioned double bedrooms, making it an ideal home for couples or small families.

The modern kitchen and bathroom have been thoughtfully designed to meet contemporary standards while maintaining the cottage's traditional charm. The kitchen includes a built in oven, hob and extractor plus ceramic sink and drainer. There is space for the usual appliances. The lounge and dining room provide ample space for family gatherings or quiet evenings in, with the dining room boasting French doors opening to the garden.

One of the standout features of this property is its generous garden, complete with a tranquil pond, offering a serene outdoor retreat. Additionally, the property includes a triple carport, an integral garage, plus a spacious driveway, providing parking for several vehicles, a rare find in such a quaint village setting.

Situated in a non-estate position, this home enjoys stunning views of the nearby church and is well-presented throughout, making it move-in ready. The rural village location offers a peaceful lifestyle while still being conveniently close to local amenities.

This semi-detached cottage is a perfect opportunity for those seeking a blend of historical charm and modern convenience in a beautiful rural setting. Don't miss the chance to make this delightful property your new home.

### Measurements

Kitchen - 14' 4" max x 14'

Lounge - 16' 11" max x 13' 3" max

Dining Room - 11' 3" x 10' 7"

Bathroom - 7' 5" x 6' 11" plus shower area

Stairs to first floor landing

Bedroom 1 - 16' 11" max x 10'

Bedroom 2 - 12' 3" max x 11' 5"

Garage - 17' 8" max x 13' 10"

Council Tax band - TBC

Molyneux Estate Agents has not tested any fixtures and fittings, services or appliances in this property and cannot guarantee that they are in working order.

Whilst we intend to make our particulars as accurate as possible, measurements and statements are provided as a general guidance, they are not factual and should not be relied upon. Before ordering any carpets or built in furniture please contact the agent to verify any specific measurements.

Floor plans are not to scale. They are provided for indication purposes and their accuracy should not be relied upon.

Items shown in photographs are not included unless they are detailed within the sales particulars. They may be available by separate negotiation. Please contact the agent with regards to this.

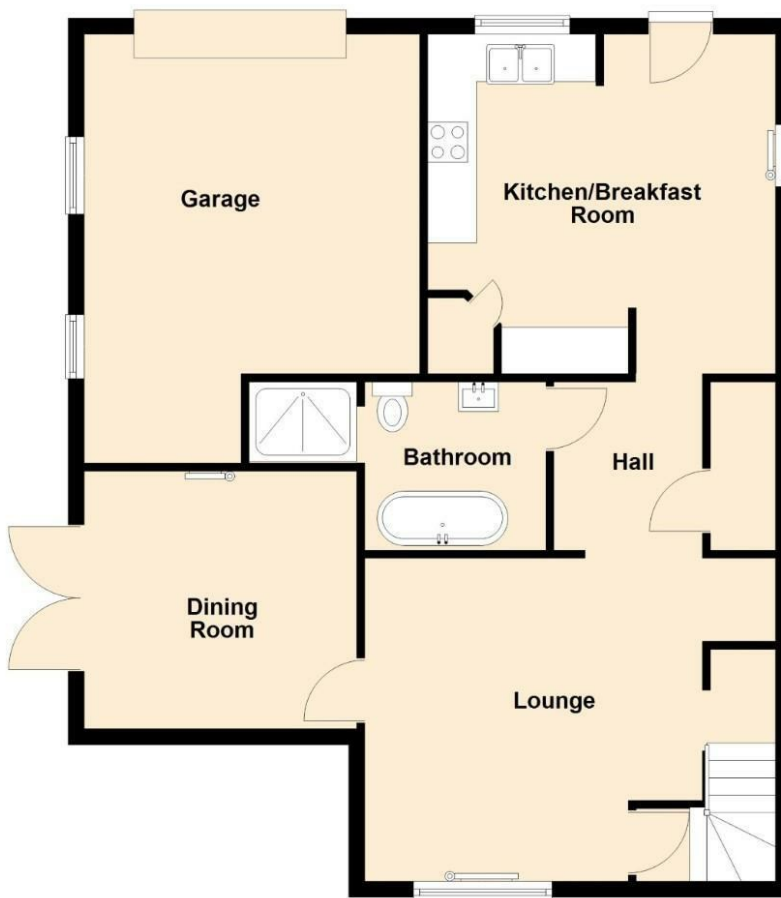
The Buyer is advised to obtain verification of the tenure from their Solicitor. The agent has not reviewed the title documents for this property.

Tel: 01842 818282

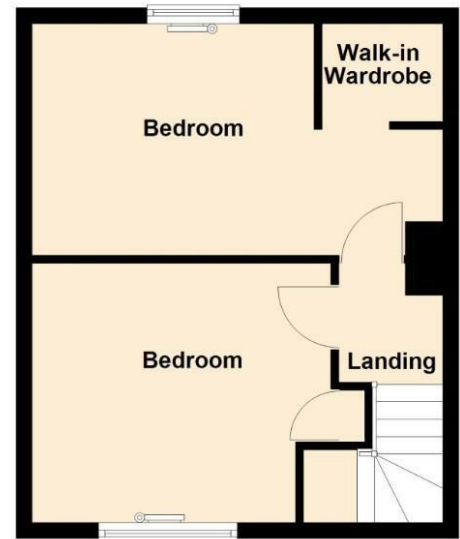




## Ground Floor

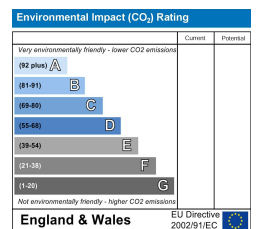
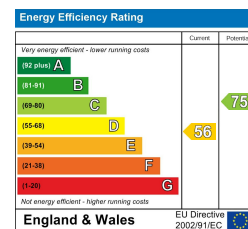


## First Floor



## Viewing

Please contact our Brandon Office on 01842 818282 if you wish to arrange a viewing appointment for this property or require further information.



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

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