



£325,000

Canonstown

Semi-Detached House | 3 Bedrooms

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# Step Inside

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## Key Features

- Character Cottage
- Fabulous Farmhouse Style Kitchen
- Living Room with Log Burner
- Utility/Porch
- Lovely Master Bedroom
- 2 Further Bedrooms
- Large Family Bathroom
- Garden & Seating/Storage Area
- Ideal Family, Second Home or Investment
- Council Tax Band C
- Viewing Highly Recommended

## Property Description

Dowran is a charming character cottage, with a fabulous 'farmhouse' style kitchen that is large enough to accommodate a dining table to seat eight. There is a good-sized utility/porch to the side of the kitchen, a hall/study area, and a welcoming living room with a log burner. On the first floor, there is a very stylish master bedroom with a vaulted ceiling, window seats, and exposed wood floorboards, with two further bedrooms and a large family bathroom.

## Main Particulars

A path from the front garden gate leads to the UPVC opaque half double glazed door opening into

### **HALL/STUDY 3.5m x 2.33 (11'4" x 8')**

A really useful space currently used as an office and was previously used as a dining room. Upvc Double glazed window to the front aspect. Understairs storage cupboard with shelves. Cupboard housing consumer unit over the front door. Ceramic tiled floor. Openings to kitchen and living room.

### **KITCHEN 4.5m x 4.1m (14'7" x 13'4")**

A really welcoming 'farmhouse' style family kitchen with ample room to have a family dining table large enough to seat 8. Upvc double glazed windows to the front and side aspect. Half glazed wooden door to the utility/porch. Small single glazed window to the side aspect. There is a range of attractive shaker-style kitchen units comprising base, display, wall, and drawer units with woodblock worktops. There is a large ceramic bowl and a half sink with drainer in front of the kitchen window with a mixer tap over and cupboards under. Space and plumbing for a dishwasher. Space for a large free-standing fridge/freezer. Space and plumbing for a washing machine with shelves over. Rangemaster 5 ring gas range stove. Pendant light over table area. Spotlights to the sink and range. Exposed beam. Electrics in place for a wall-mounted TV. Ceramic tiled floor. Dimplex Quantum electric radiator.

### **UTILITY/PORCH 2.6m x 2.1m (8'5" x 6'8")**

Upvc double glazed windows to the front and rear. Large single glazed window to the side aspect. Half opaque double glazed uPVC doors to the front, opening out to the seating area and to the rear, to the bin store area. Plumbing for a washing machine. Space for a fridge with storage to the side and a wooden worktop over. Spotlights. Slate tiled floor. Ideal doggy/boot room.

Steps from the hall/study up to the

### **LIVING ROOM 3.6m x 3.7m (11'8" x 12'1")**

Two uPVC double glazed windows to the front aspect - one with a window seat. White painted ceiling beams and exposed timbers. Fireplace with a wooden mantle and Morso log burner set on a slate hearth. Built-in shelved area to the side. Dimplex Quantum electric radiator.

Stairs from the study/hall to the first floor

## **LANDING**

Access to the loft space. Dimplex Quantum electric radiator. Airing cupboard housing hot water cylinder with shelves, further storage cupboard with hanging rail and shelf.

## **MASTER BEDROOM 3.97m x 3.6m (13' x 11'8")**

A stylish bedroom with a vaulted ceiling, beams, and exposed wooden floorboards. 2 Upvc double glazed windows to the front aspect with window seats. Spotlights. Airmaster wall mounted electric heater.

## **BEDROOM 2 2.8m x 2.46m (7'4" x 8')**

Upvc window to the front aspect. Exposed wooden floorboards.

## **BEDROOM 3 4.2m x 2.5m (13'7" x 8'2")**

Upvc double glazed windows to the front and side aspects. Exposed wooden floorboards.

## **BATHROOM 3.0m x 1.9m (9'8" x 6'2")**

Opaque double glazed wood window to the side aspect. Enamel bath with Triton electric shower over and glass shower screen. Pedestal wash hand basin. Close coupled WC. Electric wall-mounted heater. Extractor. Ceiling light. Ceramic tiled floor. Radiator (Off the hot water cylinder).

## **OUTSIDE**

To the front of the cottage, there is a pretty garden with a mature hedge boundary, two areas of lawn and flower beds. A full-height garden gate opens into a seating area, also accessed off of the utility/porch, which has a large garden shed to the boundary at the front - this area could, with the correct permissions and a bit of work, be utilised as off road parking if required.

## **DETAILS DISCLAIMER**

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This floorplan is for illustrative purposes only and the location of doors, windows and other items are approximate.

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