



£735,000 Guide Price

Prae Cottage Lelant

Detached House | 4 Bedrooms | 2 Bathrooms

07751 768888 or 01736

SALT

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Step Inside

Key Features

- FABULOUS LELANT VILLAGE LOCATION
- ALTERED AND IMPROVED
- NO ONWARD CHAIN
- GOOD SIZED FAMILY KITCHEN/DINING ROOM
- LARGE LIVING ROOM WITH BI-FOLD DOORS TO GARDEN
- 4 BEDROOMS (MASTER EN-SUITE)
- FAMILY BATHROOM - LARGE UTILITY & WC
- PRIVATE LEVEL GARDEN - DETACHED GARAGE/WORKSHOP - AMPLE PARKING
- EPC C - COUNCIL TAX BAND E - FREEHOLD

Property Description

Set in the heart of the much-loved village of Lelant in a, tucked away, private position just off Vicarage Lane this beautifully presented spacious and well-planned detached four-bedroom cottage is ready to move in. Altered, improved, and refreshed throughout, it has to be seen to be appreciated. The accommodation is well-proportioned and spacious, with a stylish family kitchen/dining room, a newly updated living room with bi-fold doors to the garden, a ground floor bedroom/office, a good-sized utility, and a WC. On the first floor, there is a large family bathroom and three double bedrooms, the master has a lovely ensuite, dressing area, and views out to the estuary. The cottage has a detached garage/workshop, a level, and well-maintained garden, and lots of parking! The current owners have planning permission for other alterations to be carried out to the property - please ask Suzanne for further details. (07751 768888) No onward chain.

Main Particulars

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The cottage is approached via a gravel driveway from Vicarage Lane, with a parking space on the left, which then leads to a five-bar gate on the right, opening into the large driveway which is big enough to accommodate several vehicles and gives access to the garage.

COVERED PORCH

With lights to either side.

Attractive front door with decorative glazed borrowed lights - opening to

ENTRANCE HALL

Wood panelling to hip height on the right-hand side. Underfloor heating throughout the ground floor. Downlights. Ceramic tiled floor with inset doormat. Smoke alarm.

Stairs to the first floor with useful storage cupboard under, with light, and housing the underfloor manifolds.

Doors to

KITCHEN 6.55m x 3.71m (21'6" x 12'2")

Upvc double-glazed sash windows to the front and rear aspects with blinds fitted. A range of stylish pale grey kitchen units with beautiful white Silestone quartz worktops, larder cupboards with pull-out storage, integrated fridge and freezer, under counter freezer, cupboard housing consumer unit, space and plumbing for a dishwasher, carousel corner cupboards, drawers, deep pan storage drawers, and a spices/oil unit. Fabulous ceramic sink and a quarter with drainer, and Grohe instant boiling water tap over - heater unit in the cupboard below. Bosch Ceramic hob, stylish extract, and double oven with storage above and below.

Feature over-counter lighting. Downlighters. Mains smoke alarm. Roomstat. Electric point for further feature lighting. Ceramic tiled floor.

LIVING ROOM 5.56m x 5.08m (18'3" x 16'8")

Large Upvc bi-folds to the front aspect - looking out to the front garden - with an individual access door. Further Upvc Bifolds to the side aspect. All the doors have internal blinds fitted. 2 uPVC double glazed sash windows to the rear aspect - making this a lovely bright room. Ceramic tiled floor with 3 in-floor double electric points. 2 Alternative TV mount points. Mains smoke alarm. Gas supply for a feature fire if required. Access to loft space which is boarded with a ladder access and lighting.

From the entrance hall

BEDROOM 4/OFFICE 3.35m x 2.95m (11' x 9'8")

Upvc double-glazed sash window to the front aspect. Downlighters. Laminate floor. This room would make an ideal office, studio, playroom, or downstairs bedroom.

UTILITY ROOM 3.15m x 1.73m (10'4" x 5'8")

Upvc double-glazed sash window to the rear aspect. Wall-mounted Worcester boiler. Stainless steel sink and drainer inset into a butcher's block worktop with cupboard under, space, and plumbing on either side for a washing machine and tumble dryer. Extractor. Downlighters. Carbon monoxide monitor. Roomstat. Ceramic tiled floor. Door to cupboard housing pressurised hot water cylinder.

Half opaque glazed door to

CLOAKROOM/WC

Upvc opaque double-glazed sash window to the side aspect. Wall-hung vanity unit with feature mirror over. White towel warmer radiator. Concealed cistern wall-hung WC with niche shelves over. Downlights. Ceramic tiled floor.

From the entrance hall stairs lead to the first floor with a half landing and a window to the rear aspect. Sisal flooring.

FIRST FLOOR LANDING

Access to loft space. Smoke Alarm. Sisal flooring.

Wood doors to

MASTER BEDROOM 5.03m x 3.71m (16'6" x 12'2")

Upvc double glazed window to the side aspect with estuary views. Upvc double-glazed window to the rear aspect. Downlights. Laminate floor. Free-standing open wardrobes with drawers. Roomstat. Feature radiator.

Half-glazed door to

ENSUITE SHOWER ROOM

Upvc double-glazed window to the side aspect with a fabulous view of the estuary. Upvc sash window to the front aspect.

Tiled shower enclosure with glass door and screen and mains powered shower. Feature vanity unit with attractive tap and bowl wash hand basin. Close coupled WC. Extractor. Downlights. Electric underfloor heating. White towel warmer radiator.

BEDROOM 2 3.48 x 3.3m (11'5" x 10'10")

Upvc double-glazed sash window to the front aspect. Ceiling fan. Wood panelled walls. Downlights. Laminate floor. Radiator.

BEDROOM 3 3.51m x 2.92m (11'6" x 9'7")

Upvc double-glazed sash window to the front aspect. Wood panelling to 2 walls. Pendant light. Laminate floor. Radiator.

FAMILY BATHROOM 3m x 2.95m (9'10" x 9'8")

A really good-sized family bathroom. Upvc double-glazed sash window to the rear aspect. Fully tiled with feature niche shelves. Large bath with handheld shower attachment. Walk-in shower enclosure with mains powered shower. glass door and screen. Vanity wash hand basin with mirror and shelf over. Downlights. Stainless steel towel warmer radiator. Electric underfloor heating.

OUTSIDE

To the front of the cottage, there is a large level gravelled driveway - plenty of space for several cars - with raised sleeper planting beds to the boundary and a timber fence giving privacy. The garden is open, level and mainly laid to lawn at the front, with a decked area to the rear of the garage. There is a good-sized paved patio to the side of the property, a further paved area to the rear, and other side with a gate giving access around to the front.

GARAGE 5.54m x 3.56m (18'2" x 11'8")

Electric up and over garage door. Power and Light connected. Pedestrian door to the side elevation.

AGENTS NOTE

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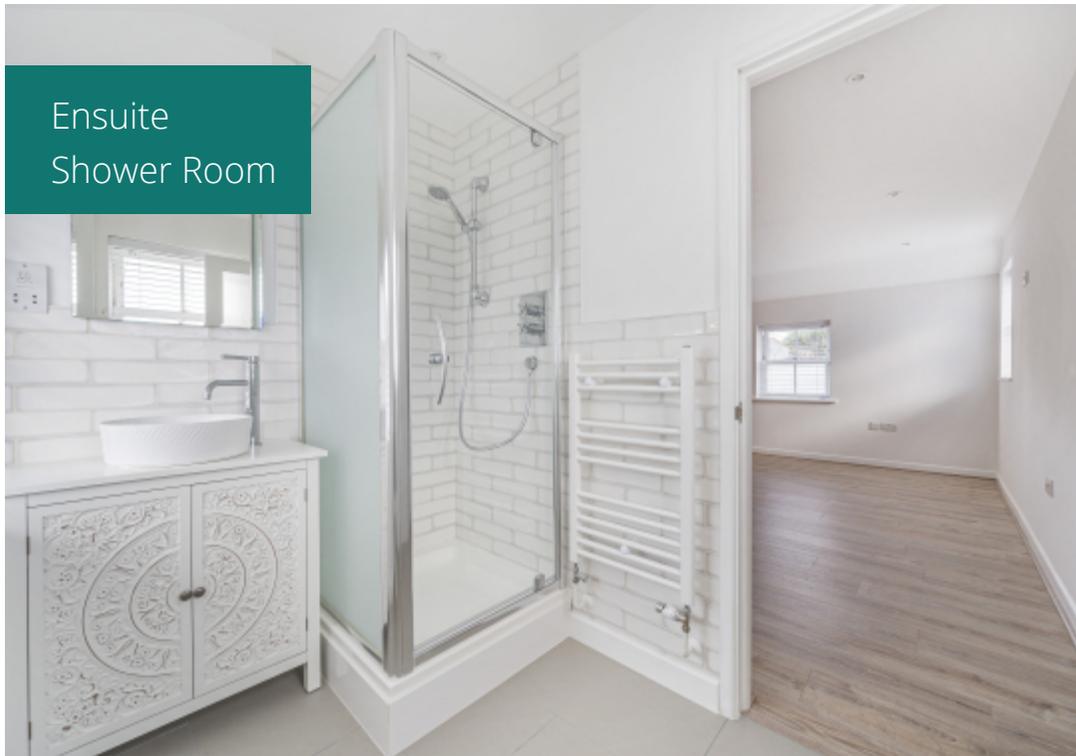
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Living Room



Ensuite
Shower Room



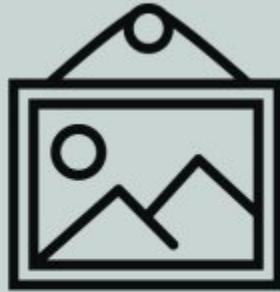


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This floorplan is for illustrative purposes only and the location of doors, windows and other items are approximate.

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