



£395,000 Guide Price

Baldhu Row Nancledra

End of Terrace | 2 Bedrooms | 1 Bathroom

07751 768888 or 01736

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Step Inside

Key Features

- Charming Character Cottage with a fabulous Garden.
- Welcoming Kitchen with Rayburn and exposed beams.
- Lovely Living/Dining Room with feature fireplace.
- 2 Double Bedrooms. Family Bathroom.
- Enclosed Courtyard with Potting Shed
- Large Workshop with Power & Light connected.
- Paved Drive with Off Road Parking for 2 Vehicles
- Large tiered garden - which needs to be seen!
- COUNCIL TAX BAND C
- Tenure - Freehold
- EPC F
- Viewing to is very highly recommended.

Property Description

Originally two cottages, No 1 Baldhu Row is a much-loved charming home that needs to be seen to appreciate its beautiful, warm welcoming interior, fabulous gardens, and all it has to offer. The accommodation consists of a country-style kitchen with a Rayburn and exposed beams, an inviting living-dining room with a feature fireplace, on the ground floor, and two good-sized double bedrooms and a family bathroom on the first floor. Outside there is a large workshop studio with power and light connected, a sun-trap courtyard garden with a block-built potting shed, a paved covered parking area for two cars, and the wonderful woodland, tiered, gardens with lawns, a deck, a paved barbecue area and views out over the village - the garden is a real gem and really does need to be seen.

Main Particulars

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THE ACCOMMODATION

KITCHEN 3.6m x 3.6 (11'8" x 11'8")

Stable-style half-glazed door to the front of the cottage. UPVC double-glazed sash window to the front aspect with slate tiled cill and window seat. Wood panelling with walls. Range of matching shaker style base and eye-level kitchen units with inset bowl and a half stainless steel sink with waste disposal unit, integrated dishwasher, space, and plumbing for a washing machine and dishwasher. Rayburn Royal - which is currently coal-fired (can be wood-fired) and is used for cooking, heating, and supplying hot water. Two-ring electric hob. Space for fridge freezer. Central heating timer. Integral oven. Exposed beams. Ceramic tiled floor.

Opaque glazed door to

LIVING DINING ROOM 5.66m x 3.54m (18'5" x 11'6")

This lovely room has 2 Upvc double-glazed sash windows to the front aspect with slate-tiled deep cills. An opaque half-glazed door to the front of the cottage. Wood panelling with painted stone walls above and exposed beams. A large feature fireplace with an inset multi-fuel burner and a slate and wood mantel over. Ceramic tiled floor. Carbon Monoxide detector.

Stylish painted stairs to the first floor. Wall-mounted Laptronix electric heater.

LANDING

Half-glazed wood door to the courtyard garden. Access to the insulated loft space. Smoke alarm. Painted wooden floorboards. Wood panelling. Downlighters.

Doors to

BEDROOM 2 3.39m x 3.78m narrowing to 2.5m (11'1" x 12'4" narrowing to 8'2")

Dual aspect with uPVC double glazed sash windows to the front and rear aspects with a deep cill and window seat. Painted wood floors. Satellite TV Connection. USB charging point. Overtstairs storage area. Radiator.

BATHROOM 2.55m x 2m (8'3" x 6'5")

Upvc double glazed sash window to the front aspect with deep slate tiled cill. 'P' shaped bath with gravity-fed shower, glass screen and tiled splashback. Vanity wash hand basin with cupboard under, tiled splashback and illuminated mirror over. Vinyl floor. Stainless steel electric towel warmer radiator. Linen cupboard with louvre doors, hot water cylinder (heated via the Rayburn) immersion heater and useful slatted shelving for storage.

BEDROOM 1 4.19m narrowing to 3m x 3.84m (13'7" narrowing to 9'8" x 12'6")

Dual aspect with uPVC double glazed sash windows to the front and rear aspects with a deep cill and window seat. Two large built-in wardrobes with shelves and hanging rails. Painted wood floors. Radiator.

OUTSIDE

WORKSHOP/STUDIO 3.93m x 3.4m (12'9" x 11'1")

Power and light connected. Glazed folding concertina doors, and windows to the front and side aspects. Towel warmer radiator (heated via the Rayburn). Large built-in cupboard with power point. Concrete floor. Workbench. This would make an amazing artists studio or additional accommodation for the cottage.

COURTYARD GARDEN

Mainly paved with pretty raised flower beds and a planted bank to the rear, a block-built potting shed and steps down to a gated brick-paved parking area which is covered and large enough for two cars to park off-road.

GARDENS

From the paved parking area, there is a bin store and gate that opens up to the steps to the 'magical' garden!

The steps are fairly steep but the walk up is definitely worth it. The garden meanders through a beautiful private woodland area with paths and raised areas to plant, arbours, a paved barbecue and seating spot next to a great pond with Water Lillies, which then leads on to a pair of tiered lawns and a fabulous 'party deck' with lights, power and views out over the village.

A surprising and lovely hidden gem! It really does have to be seen to take it all in.

AGENTS NOTE

There is pedestrian access only behind Number 1 for residents of Number 2 Baldhu Row, for oil delivery and property maintenance.

DETAILS DISCLAIMER

Please note that all areas, measurements, and distances given in these particulars are approximate and rounded. The text, photographs and floor plans are for general guidance only. Salt Estate Agents have not tested any services, appliances, or specific fittings — prospective purchasers are advised to inspect the property themselves. All fixtures, fittings and furniture not specifically itemised within these particulars are deemed removable by the vendor.





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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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