



Church Cottage  
Longdon



# Church Cottage Longdon



Lovett&Co. Estate Agents are delighted to offer for sale this stunning four bedroom detached character cottage in idyllic setting next to St James Church.

The property dates back to the late 1800's and offers an abundance of character and charm such as the ceiling beams and the Inglenook fireplace with considerate modern updates throughout including the farmhouse style kitchen and bathrooms.

The cottage briefly comprises: porch, large entrance hallway, farmhouse style kitchen, dining room, spacious lounge, utility and WC, landing, four double bedrooms with a large family bathroom and en-suite to the master bedroom. There is also large boarded attic space with stairs case from the fourth bedroom.

Externally there is private parking for at least three vehicles plus a garage able to accommodate another vehicle. There is also a stunning countryside garden with patio areas, various lawn sections, with mature planted trees, shrubs and flowerbeds, fish pond, chicken run plus brick built out building with two large store cupboards and open reception area perfect for entertaining guests.

Services to the property include mains gas, electric and drainage, as well as broadband Internet. Other benefits include gas central heating and UPVC double glazing.

## RECEPTION HALL:

Accessed via the entrance porch it features: engineered oak flooring, ceiling beams, ceiling and wall light point, radiators, under stairs storage cupboard, carpeted stairs to the first floor, doors to the dining room, kitchen, utility and lounge.

## LOUNGE:

11' 10" x 19' 11" (3.60m x 6.07m)

Feature Inglenook fireplace with multi fuel burner, carpeted flooring, exposed ceiling beams, light points, radiators, window to the front and French doors to the garden.

## BREAKFAST KITCHEN:

11' 10" x 12' 0" (3.60m x 3.65m)

Range of matching wooden wall and base units incorporating cabinets, drawers and granite work surfaces plus solid oak breakfast bar, inset Belfast sink with mono tap, AGA range cooker, space for a fridge-freezer, tiled flooring, exposed ceiling beams, spot lights, radiator and window to the rear.

## DINING ROOM:

11' 10" x 11' 10" (3.60m x 3.60m)

Feature ornamental fireplace, carpeted flooring, wall light points, radiator and windows to front.

## UTILITY:

Fitted work top with cabinet and space for a washer-dryer, stone tiled flooring, spot light, window to rear, stable door to the garden and door into the guest WC.

## GUEST WC:

Suite comprising: low level WC, wash hand basin, light point, radiator, stone tiled flooring and window to the rear.

## FIRST FLOOR LANDING:

Carpeted flooring, ceiling light point, window to the rear, doors off to four bedrooms and family bathroom.

## BEDROOM ONE:

11' 10" x 11' 10" (3.60m x 3.60m)

Carpeted flooring, radiator, ceiling spot lights, window to front and door to the en-suite.

## EN-SUITE:

Modern fitted suite comprising: shower cubicle, wash hand basin, low level WC, luxury vinyl flooring, spot lights and window to the side.

## FAMILY BATHROOM:

White suite comprising: roll top bath with side chrome side taps and shower attachment, pedestal wash hand basin, low level W/C, wall tiling, luxury vinyl flooring, ceiling spot light, French doors to the Juliet balcony.







### **BEDROOM TWO:**

10' 9" x 13' 1" (3.28m x 4.00m)

Door to large eaves storage area, carpeted flooring, wall light points, radiator, Velux skylights to the rear.

### **BEDROOM THREE:**

11' 10" x 8' 10" (3.60m x 2.70m)

Feature cast iron fireplace, carpeted flooring, ceiling light points, radiator and window to the front.

### **BEDROOM FOUR:**

8' 5" x 8' 2" (2.57m x 2.50m)

Carpeted flooring, ceiling light points, radiator, window to the front, doorway to the staircase leading to the attic space.

### **GARAGE:**

Split opening front doors, light and electric sockets, door through to the rear garden.

### **VIEWING:**

Please contact us on 01543 889410 if you would like to arrange a viewing appointment for this property or require further information.

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