



LILAC COTTAGE

Farndon, Cheshire

Rickitt
Partnership

Delightful thatched home in the village

Detached thatched bungalow • Two double bedrooms • Two reception rooms • Walking distance into the village • Courtyard garden with summerhouse • Off road parking • NO CHAIN • EPC D

Description

A well presented two double bed roomed detached thatched bungalow within walking distance to the village centre of Farndon. This delightful property has two reception rooms. To the front there is off road parking for several vehicles. The pleasant courtyard rear garden has a paved area with gravel with a detached studio/summerhouse.

Entrance Porch

Oak frame with thatched roof.

Entrance Hall

Part wood panelled walls.

Sitting Room

Inset log burner with exposed brick work back and tiled hearth. Double glazed window to front and one to side. Picture rail. Radiator.

Kitchen

Range of wall and base units with block timber effect work surface above, one and half bowl sink unit with mixer tap. Electric oven with four ring Lamona electric hob and stainless steel extractor hob above. Tiled splash back. Space for washing machine. Floor to near ceiling cupboard for a fridge/freezer. Floor to near ceiling cupboard. Tiled floor. Double glazed window to side. Radiator. Open to:

Dining Room

Double glazed window to rear and one to side. Double glazed double doors to side. Tiled floor. Radiator.





Bedroom One

Feature fire surround. Double glazed window to front. Picture rail. Radiator.

Bedroom Two

Double glazed window to rear. Picture rail. Radiator.

Bathroom

Bath with separate shower above, low level WC and hand wash basin with vanity unit below. Part wood panelled walls. Part tiled walls. Double glazed window to rear. Wall mounted heated towel rail.

Outside

To the front of the property is a cottage style lawned garden area and a gravelled area offering off road parking for several vehicles. The pleasant courtyard rear garden has a large paved area, paved sitting area with gravel and a detached studio/summerhouse. There is a further area to the side with an attached timber framed and glass shed.

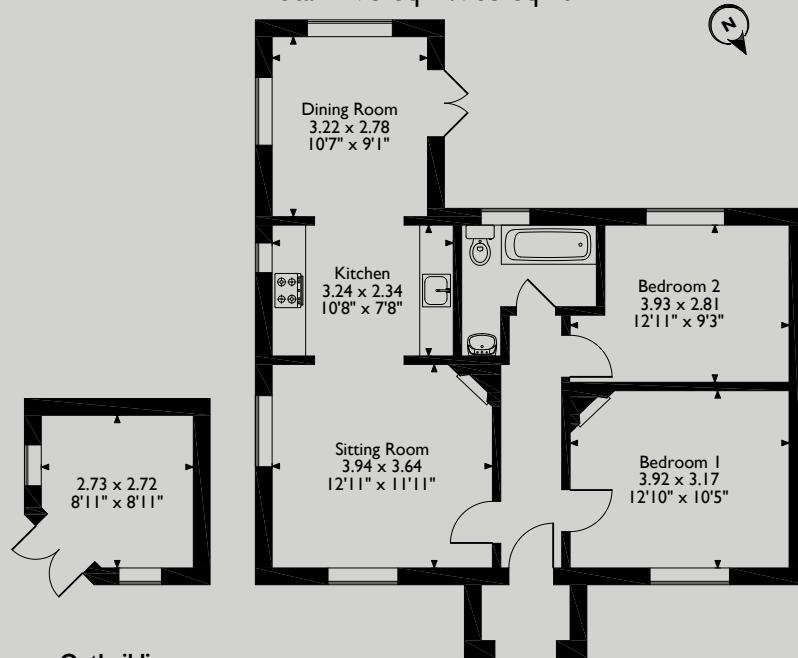
Property Information

The council tax is band C. We understand the property is freehold. With mains water, electricity and mains drainage connected. Gas fired central heating and hot water.



Floorplans

Approximate Gross Internal Area
Main House = 66 Sq M/710 Sq Ft
Outbuilding = 7 Sq M/75 Sq Ft
Total = 73 Sq M/785 Sq Ft



Outbuilding

Please note that the location of doors, windows and other items are approximate and this floorplan is to be used for illustrative purposes only. Unauthorized reproduction is prohibited.

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