

# 6 & 7 Chapel Row, Horton TF6 6DP



£ 459,995 region

Unique opportunity to purchase this lovely traditional four bedroom cottage with a separate one bedroom bungalow that would make an ideal work from home space, provide a rental income, or offer independent living to an older (or younger) family member.

Set in the heart of the popular village of Horton, the property occupies a large plot and was once two cottages that have been opened up to create a spacious family home. The comfortable, well presented accommodation includes spacious hallway, large lounge with original cast iron range fireplace, living area, kitchen and utility/W.C. The first floor offers four bedrooms and a family

bathroom with potential to create additional accommodation by extending above the dining room or up into the loft area.

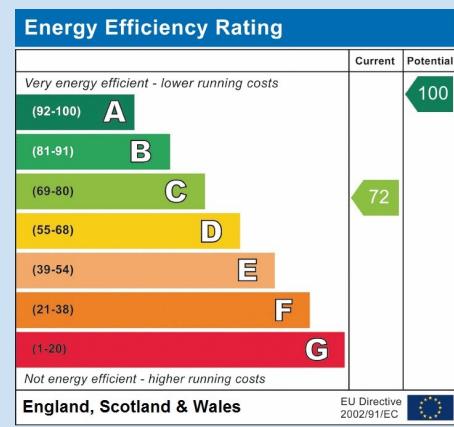
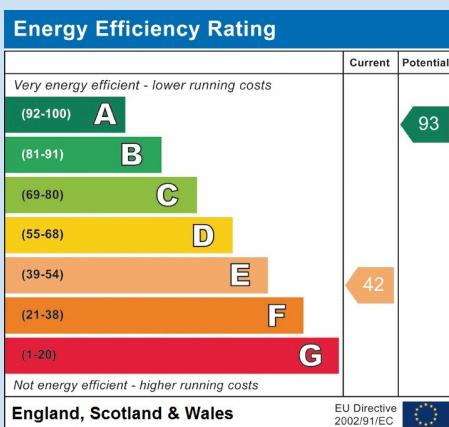
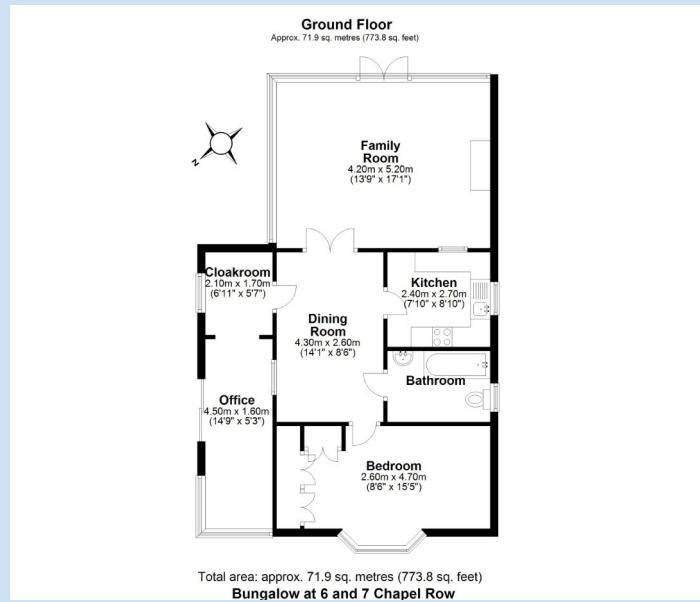
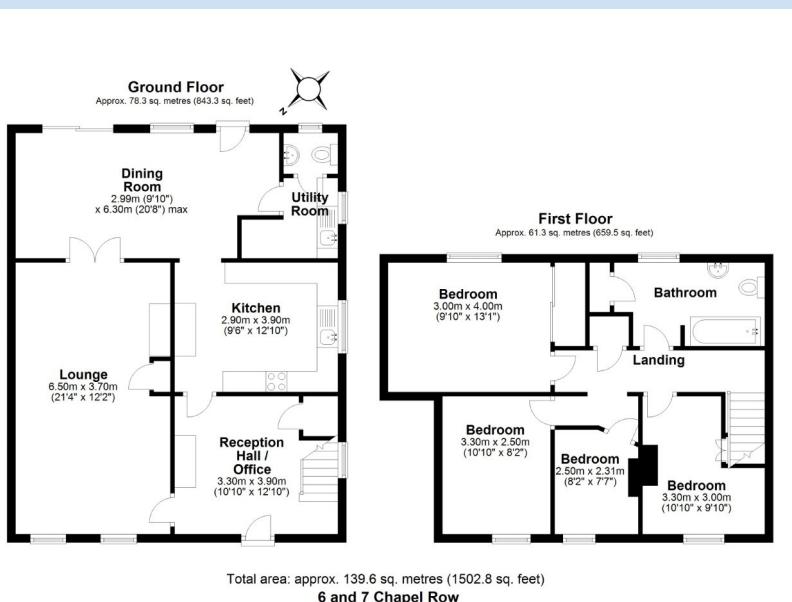
The separate bungalow comprises useful hallway, lounge, kitchen, bathroom and a large brick built conservatory area, ideal for relaxing in. There is driveway parking and attractive gardens that offer sunny spots and shade all day long with a selection of brick built outhouses, a sun house or possible consultation/beauty room, workshop, lawns and mature borders. The recently refurbished

Queens Head is nearby with a lovely beer garden from which to admire the setting sun. The road links are excellent from this location, giving easy access to the A442, M54 motorway etc.









**Tenure** Freehold

**Council tax** House - band C. Bungalow - band B.

**Fixtures & Fittings** Where specifically mentioned in these sales particulars are included in the sale price.

**N.B** Please note, that none of the services, heating systems or any appliances at this property have been tested, therefore no warranty can be given or implied as to their working order. These particulars do not constitute or form a part of any contract. Whilst Harwood Estate Agents and their employees take every care in the preparation of these particulars they hereby state both on behalf of themselves and the vendor that no intending purchaser should rely on any of the statements of representation of fact and the intending purchaser should make his/her own inspection and enquiries in order to satisfy himself/herself of their authenticity and no responsibility is accepted for any error or omission herein.

Details prepared : 31st March 2021