



01947 601301



HAWTHORN COTTAGE, SLEIGHTS

1 BED COTTAGE



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PROPERTY FEATURES

- Characterful stone cottage with a garden and private patio
- Believed to be the former village bakery and dating from the early 1800s
- Charming living room with restored York stone floor and beamed ceiling
- Well equipped kitchen with free-standing appliances
- Double bedroom and luxury bathroom with a roll top bath
- Wi-Fi controlled Electric Heating & Double-Glazing
- Currently a Fully Furnished Holiday Let

Type: **COTTAGE**
Availability: **FOR SALE**
Bedrooms: **1**
Bathrooms: **1**
Reception Rooms: **1**
Outside Space: **GARDEN, PATIO**
Tenure: **FREEHOLD**

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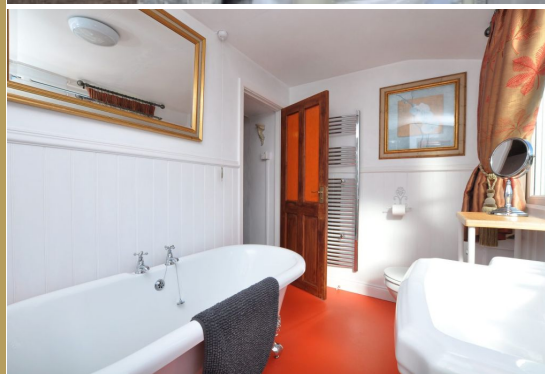
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HAWTHORN COTTAGE, SLEIGHTS - 1 bed Cottage - £195,000



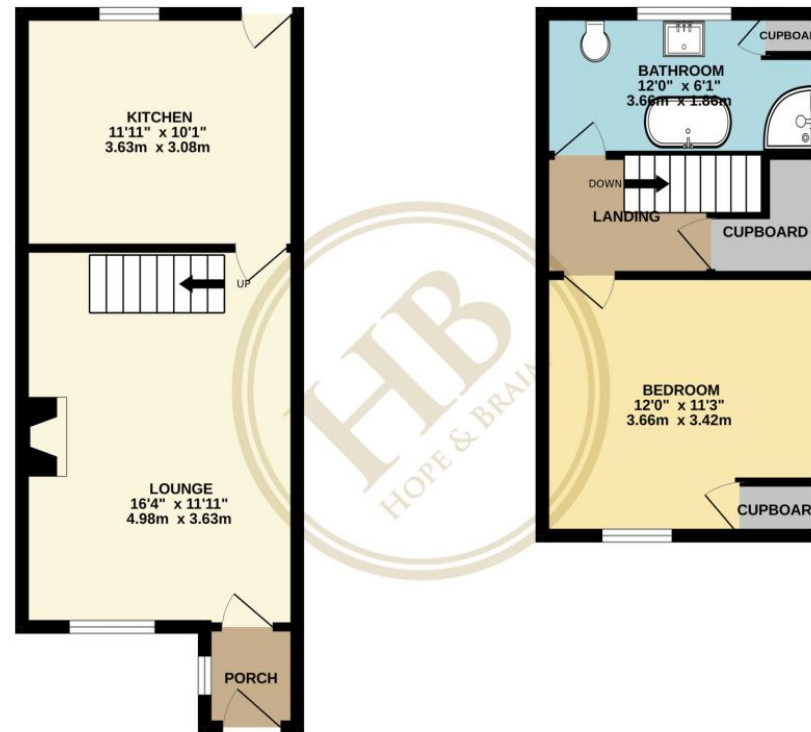
Hope & Braim are delighted to present Hawthorn Cottage in Sleights to the market. This quintessential chocolate-box cottage has recently undergone a sympathetic make-over which has restored the period features including the York stone floor in the reception room along with adding some luxury with a new bathroom suite. This end of terrace property dates from the 1800's and is believed to be the former village bakery, hence its large fireplace. Downstairs there is characterful reception room with its beamed ceiling and stone floor, kept nice and cosy by a multi-fuel stove set within the fireplace. To the rear there is good-sized kitchen with shaker-style cabinets with a back door to the private terrace. Upstairs there is a double bedroom, a useful store room and a 4-piece bathroom suite with a roll-top bath, all benefitting from having modern electric Wi-fi controlled radiators and double-glazing throughout. Outside there is a gate that leads to a cottage garden and path to the property. To the rear there is a sheltered patio which is ideal for taking your morning brew in the sunshine. Currently this cottage is a successful holiday let and can be bought fully furnished which makes this a ready to go and attractive investment.



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GROUND FLOOR
327 sq.ft. (30.3 sq.m.) approx.

1ST FLOOR
270 sq.ft. (25.1 sq.m.) approx.



TOTAL FLOOR AREA: 597 sq.ft. (55.5 sq.m.) approx.
 Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100) A			109
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E		43	
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	



Disclaimer: This brochure and property details are a representation of the property offered for sale or rent, as a guide only.
 Brochure content must not be relied upon as fact and does not form any part of a contract. Measurements are approximate.
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