



01947 601301



FERN COTTAGE, LEALHOLM

4 BED CHARACTER PROPERTY



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PROPERTY FEATURES

- Stunning Period Home with Contemporary Interiors
- Beautifully Refurbished with Quality Fixtures & Fittings
- 1,300 sq ft of Luxury Accommodation over 3 Floors
- Farmhouse Kitchen with High-Gloss Cabinets & Granite Worktops
- Elegant Lounge with Fireplace and Dual Aspect
- 4 Double Bedrooms & 2 Luxurious Bathrooms
- Sheltered & Private Terrace with Outside Seating
- Currently a Holiday Let that can be sold Fully Furnished

Type: **CHARACTER PROPERTY**

Availability: **FOR SALE**

Bedrooms: **4**

Bathrooms: **2**

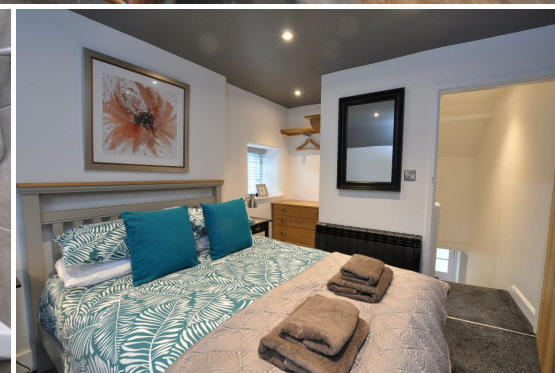
Reception Rooms: **2**

Outside Space: **TERRACE**

Tenure: **FREEHOLD**

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FERN COTTAGE, LEALHOLM - 4 bed Character Property - £435,000

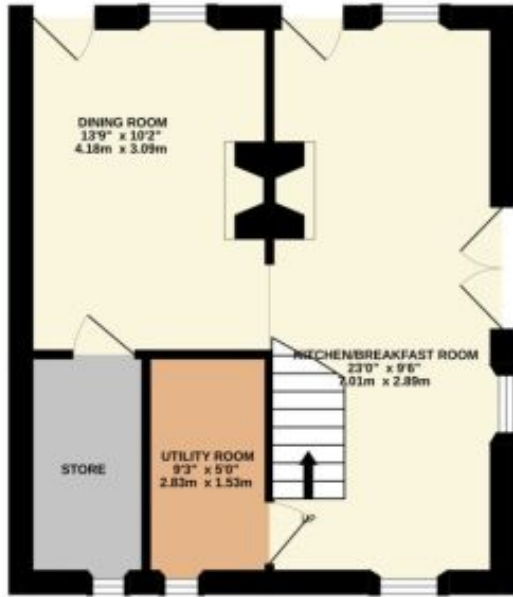


Hope & Braim are delighted to present Fern Cottage in Lealholm to the market. Located at the heart of this popular Moors Village is this stunning character property that has contemporary interiors and a private terrace. The property was formerly two cottages built in 1755 that were latterly combined into one home and more recently completely refurbished with great care to showcase the period features such as exposed stonework and fireplaces. The accommodation is spread over three floors with the two separate staircases a nod to its history whilst the interiors are contemporary with luxurious finishes. Downstairs there is a farmhouse style breakfast kitchen with high gloss cabinets and granite worktops that flows through to a dining room that both share a stone fireplace with a double sided wood burning stove. There is also a useful store that houses the heating system and a utility room that has a washing machine, dryer & fridge/freezer. Upstairs there is an elegant lounge that is the full length of the cottage with a dual aspect and has a fireplace as a focal feature. There is a bedroom and a shower room on the first floor with three bedrooms and a second bathroom on the top floor, all benefitting from having modern electric heating and double-glazing throughout. French Doors off the kitchen lead out onto a stone-flagged terrace that has raised flower beds, a useful outbuilding and enjoys a sheltered and westerly aspect making it ideal for alfresco entertaining during the warmer months.

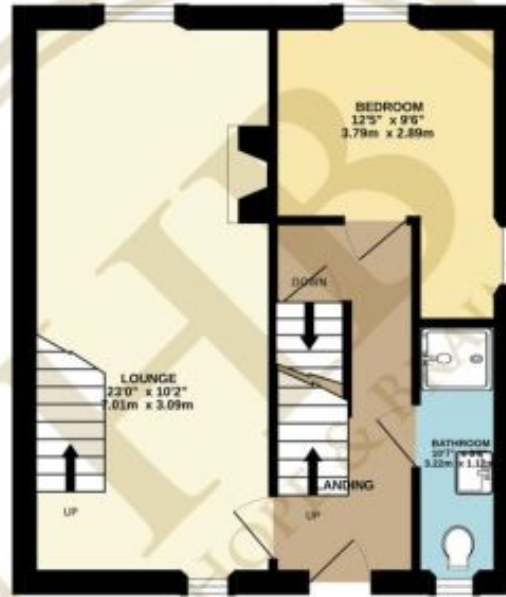


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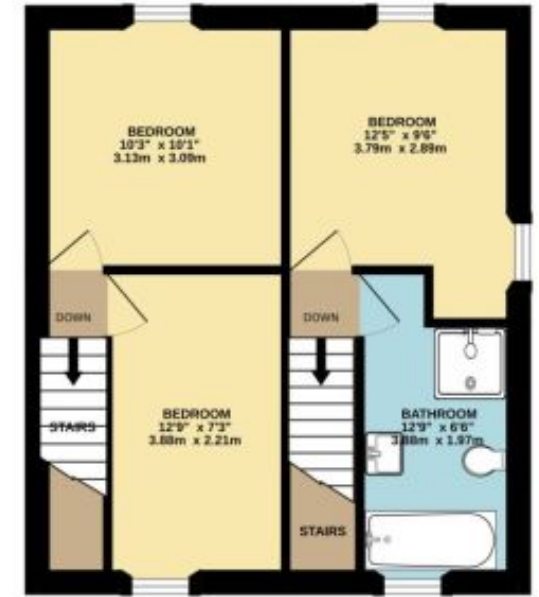
GROUND FLOOR
438 sq.ft. (40.7 sq.m.) approx.



1ST FLOOR
445 sq.ft. (41.3 sq.m.) approx.



2ND FLOOR
451 sq.ft. (41.9 sq.m.) approx.



TOTAL FLOOR AREA : 1334 sq.ft. (123.9 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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