



01947 601301



11 MILL LANE,  
IBURNDALE

3 BED DETACHED HOUSE



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## PROPERTY FEATURES

- Detached Stone Cottage with a Large Garden
- 2 Reception Rooms with Fireplaces & Beamed Ceilings
- 3 Bedrooms, Bathroom & Downstairs WC
- Period Home in Need of Refurbishment
- 1/3 of an Acre of Lawned Gardens with Fruit Trees
- Off-Street Parking with Gated Driveway

Type: **DETACHED HOUSE**

Availability: **FOR SALE**

Bedrooms: **3**

Bathrooms: **1**

Reception Rooms: **3**

Parking: **DRIVEWAY**

Outside Space: **GARDEN**

Tenure: **FREEHOLD**

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11 MILL LANE, IBURNDAL- 3 bed Detached House -£300,000

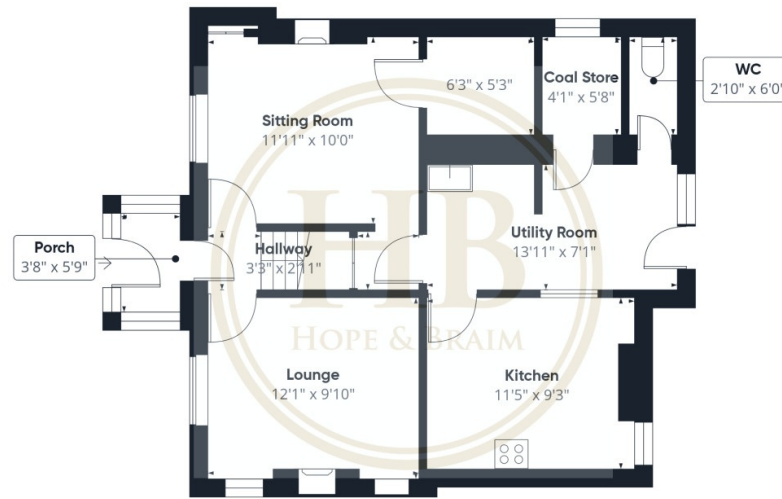




Hope & Braim are delighted to present 11 Mill Lane in Iburndale to the market. Nestled in the picturesque hamlet of Iburndale, near the village of Sleights, this delightful, detached stone cottage presents a rare opportunity to acquire a characterful period home with tremendous potential. Set within approximately one-third of an acre of established lawned gardens, this property offers the perfect blend of rural tranquillity and accessibility. The cottage boasts authentic period features throughout, including two inviting reception rooms, each enhanced by traditional fireplaces and distinctive beamed ceilings that speak to the property's rich heritage. The accommodation comprises three well-proportioned bedrooms, a family bathroom, and the convenience of a downstairs WC, providing excellent scope for sympathetic modernisation whilst preserving the home's inherent charm. Outside, the property truly excels with its generous mature gardens, predominantly laid to lawn and featuring an array of established fruit trees that promise seasonal bounty. The grounds provide ample space for outdoor entertaining, gardening enthusiasts, or those seeking a peaceful retreat. Practical considerations are well addressed with off-street parking accessed via a gated driveway, ensuring both security and convenience. The property's position in Iburndale offers the best of both worlds - the serenity of countryside living whilst remaining within easy reach of Sleights' amenities and excellent transport links. This property requires comprehensive refurbishment throughout, presenting the purchaser with an exciting opportunity to create a period home with modern amenities. The combination of period character, substantial gardens, and peaceful location makes this an increasingly rare find in today's market.



11 MILL LANE, IBURNDALE- 3 bed Detached House -£300,000



Approximate total area<sup>(1)</sup>

978 ft<sup>2</sup>

Reduced headroom

32 ft<sup>2</sup>

(1) Excluding balconies and terraces

Reduced headroom

..... Below 5 ft

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

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