

Water End Cottage

Marholm

Hurfords



- Grade II Listed Cottage
- Nestled on a plot approaching 1 acre (sts)
- Character features throughout
- Four bedrooms
- En-suite to the master
- Three reception rooms
- conservatory – Boot room
- Private gated entrance
- Spacious driveway
- Established wrap around gardens
- Open countryside views
- Detached studio/outbuilding

The Property

A beautiful Grade II Listed character cottage, set under a thatch, nestled within established grounds approaching 1 acre (sts) in the sought after village location of Marholm. The property offers spacious and flexible accommodation and retains a wealth of character features throughout including exposed beams and open fireplaces.

The ground floor comprises a dining room, sitting room and family room, along with a country style kitchen with island unit. There is a beautiful conservatory to the left of the property offering panoramic views over the garden, countryside and beyond. At the rear of the property there is access to the stairs leading to the first floor, a boot room and WC.

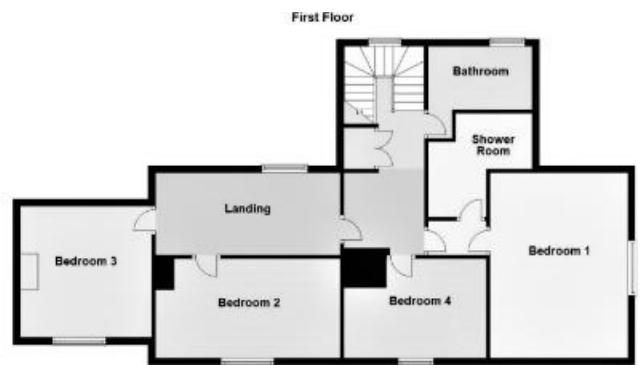
On the first floor a spacious landing gives access to four good sized bedrooms, the master with en-suite facilities. There is also a family bathroom fitted with a contemporary five piece suite, including jacuzzi bath.

Outside

The property is approached by sweeping gravel driveway, surrounded by established landscaped gardens and mature trees. A five bar gate provides access through to additional parking and the detached studio/outbuilding. The rear gardens are well established and feature an array of mature shrubs and hedging, enclosed by fencing. There is a double garage-sized shed with power and lighting, a wood storage area and an additional covered storage area.



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Rooms & Measurements

Living Room: 5.20m x 3.40m (17'1" x 11'1")

Family Room: 5.20m x 3.50m (17'1" x 11'7")

Dining Room: 5.20m x 4.0m (17'1" x 13'1")

Kitchen: 3.70m x 3.60m (12'2" x 11'11")

Conservatory: 4.40m x 3.40m (14'6" x 11'3")

Boot Room

Cloakroom

Studio: 5.70m x 5.60m (18'10" x 18'3")

Master Bedroom: 5.20m x 3.90m (17'1" x 12'8")

En-suite Shower Room

Bedroom Two: 5.20m x 2.90m (17'0" x 9'5")

Bedroom Three: 3.70m x 3.70m (12'2" x 12'0")

Bedroom Four: 4.0m x 2.80m (13'1" x 9'10")

Family Bathroom

EPC Rating: Exempt

Tenure: Freehold



Hurfords

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