

## BREACH BARNES LANE EN9

Castles market this rare and characterful two/three bedroom detached home. "The Cottage" has been fully renovated and extended by the current owners. Beautifully presented throughout it comprises a lounge area with two log burners, dining area with full surround bi-folding doors to the garden, a country kitchen, utility room and a ground floor bedroom/playroom with a shower room. The first floor provides two double bedrooms and a bath/shower room. Set in this picturesque location with panoramic countryside views. Benefits from off street parking. Viewing recommended to appreciate this stunning cottage and its location.



**£595,000 Freehold**

# Castles

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**Entrance :**

Front door to hall, access to reception, stairs to first floor

**Reception: 21' 0" x 16' 3" (6.40m x 4.95m):**

2 x log burners, opens to dining area

**Dining Area: 18' 7" x 10' 9" (5.66m x 3.27m):**

Bi-folding doors surround to garden, opens to kitchen, door to bedrooms 3/playroom

**Kitchen: 14' 0" x 8' 8" (4.26m x 2.64m):**

**Bedroom 3/Playroom/Office: 19' 0" x 6' 3" (5.79m x 1.90m):**

Door to shower room

**Shower Room: 8' 5" x 4' 3" (2.56m x 1.29m):**

**Utility Room: 9' 9" x 8' 7" (2.97m x 2.61m):**

narrowing to 5' 6" (1.68m)

**First Floor Landing :**

Access to bedrooms 1 and 2 and bathroom

**Bedroom 1: 12' 5" x 11' 2" (3.78m x 3.40m)**

Fitted wardrobes

**Bedroom 2: 10' 9" x 8' 4" (3.27m x 2.54m)**

(into alcove); Loft hatch

**Bath/Shower Room: 8' 0" x 7' 3" (2.44m x 2.21m)**

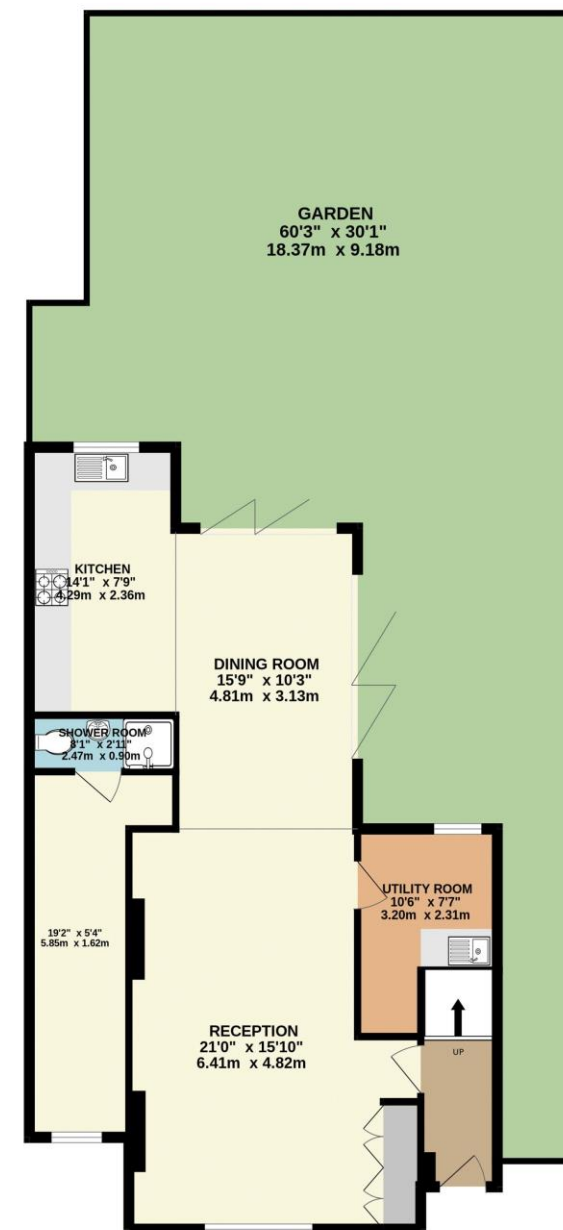
**Rear Garden:**

Access to front

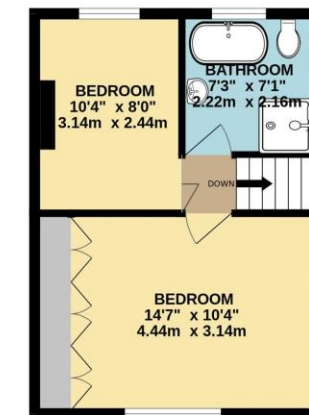
EPC: D

TAX BAND: C

GROUND FLOOR  
804 sq.ft. (74.7 sq.m.) approx.



1ST FLOOR  
319 sq.ft. (29.6 sq.m.) approx.



TOTAL FLOOR AREA : 1123 sq.ft. (104.3 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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