



£525,000 Guide Price

Georgia, Nancledra TR20 8LW

Detached House | 4 Bedrooms | 2 Bathrooms

07751 768888 or 01736

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Step Inside

Key Features

- FABULOUS RURAL LOCATION - FAR REACHING VIEWS
- FLEXIBLE ACCOMMODATION
- KITCHEN BREAKFAST ROOM. LIVING DINING ROOM WITH INGLELOOK FIREPLACE & LOG BURNER
- 4 BEDROOMS 2 BATHROOMS WORKSPACE
- BEAUTIFUL COTTAGE GARDENS WITH STUNNING VIEWS
- ORIGINAL FEATURES AND CHARM THAT NEEDS TO BE SEEN.
- DETACHED GARAGE, PARKING AND EV POINT
- FREEHOLD COUNCIL TAX BAND C EPC RATING - E

Main Particulars

Situated in a beautiful elevated position, Higher Georgia Farm Cottage is on a no through road in an area of outstanding natural beauty and really does need to be seen to appreciate its charm, character, flexible accommodation and the amazing views.

This lovely detached cottage has been extended to provide a flexible annexe which gives you either a further bedroom or reception room - a stylish new shower room, and a useful space that would be a great workspace or kitchen area if you need a granny annexe, studio, teen space or rental potential with its own access.

The accommodation comprises a kitchen/breakfast room, living/dining room with Inglenook fireplace and wood-burner, large light double bedroom/further living room, modern shower room and workspace on the ground floor. On the first floor there are 3 bedrooms, with views, and the family bathroom.

The gardens around the cottage are pretty, well-loved and have far reaching views. There is a detached garage, ample parking and an EV point.

VIEWING IS VERY HIGHLY RECOMMENDED.

THE PROPERTY

The cottage is approached via the gravelled parking area to the side, through a garden gate into the enclosed garden with steps up to a stable style half glazed door which opens into the

KITCHEN/BREAKFAST ROOM 4.05m x 3.00m (13'4" x 9'10")

Large double glazed window to the side elevation with lovely far reaching rural views. A range of base and wall units. Stainless steel bowl and a half sink with drainer. Tiled splashback. Space and plumbing for a washing machine. Space for a fridge freezer. Double electric oven & hob with extractor over. Storage/coat cupboard with shelves and hanging rail. Quarry tiled floor. Exposed granite wall. Spotlights. High heat retention (HHR) night storage heater.

Steps up to

LIVING/DINING ROOM 3.73m x 6.75m (12'3" x 22'2")

Double glazed window to the front aspect, looking in to the garden. Small bull's-eye window to the rear aspect. Stained glass borrowed light to bedroom/further living room. Inglenook fireplace with wood burner (with a back boiler for hot water), slate hearth and granite surround. Two cupboards and shelf to the side of the Inglenook. Beamed ceiling. Painted granite walls. HHR night storage heater. A really welcoming living room with lots of character.

Door to

BEDROOM /LIVING ROOM 4.22m x 3.91m (13'10" x 12'10")

This lovely light extension was added by the current owners and works really well as additional living space, a further bedroom and would be equally as good as a studio, granny annexe or let and has its own access.

Large double glazed window looking into the garden. UPVC Half double glazed door to the garden. Two Velux roof lights. Laminate floor. HHR night storage heater.

Opening to

HALLWAY/WORKSPACE 3.11m x 2.0m (10'2" x 6'7")

This space is currently used as an office/study space but would work just as well as a kitchen or dressing area to the annexe if required

Large double glazed window to the side aspect taking in the pretty garden. Two Velux windows. UPVC Half double glazed door to the garden. Laminate floor. Downlighters. Kyros electric wall-mounted radiator.

Door to

SHOWER ROOM 2.18m x 2.36m (7'2" x 7'9")

Large double glazed window to the side aspect. Shower enclosure with glass screen, sliding door and Mira Sport electric shower. Vanity style wash hand basin with mirror and light over. Ceramic tiled splashbacks and floor. Close couple WC. Downlighters. Kyros electric wall-mounted radiator.

From the Living Room stairs with a turn - and a wall mounted cupboard housing the consumer units - take you to the

FIRST FLOOR LANDING

Two double glazed window to the rear aspect with far reaching views. HHR night storage heater.

Doors to

BEDROOM ONE 2.89m x 3.2m (9'6" x 10'6")

Double glazed window to the front aspect with deep sill/window seat and far reaching rural views. Borrowed light to hall/landing. Painted wood panelled ceiling.

BEDROOM TWO 2.89m x 2.7m (9'6" x 8'10")

Double glazed window to the front aspect with deep sill/window seat and far reaching rural views. Clothes hanging space. Painted wood panelled ceiling. Access to loft space.

BEDROOM THREE 1.93m x 3.11m (6'4" x 10'2")

Double glazed window to the front aspect with rural views.

BATHROOM 2.02m x 1.75m (6'7" x 5'9")

Double glazed window to the side aspect with far reaching views. Panelled bath with shower over. Concealed cistern WC. Vanity wash hand basin. Stainless steel electric heated towel rail. Access to loft space. Airing cupboard with hot water cylinder, immersion heater and shelving over. Borrowed light to the landing/hall. Ceramic tiled floor and splashback.

OUTSIDE

GARDEN

The pretty cottage garden has mature shrubs and hedging to the boundaries and lovely granite raised beds, rockery, paving and steps. The area to the back of the house is secluded and private and can be quite a suntrap. Outside tap. Mostly laid to lawn there is a further area behind the garage with built-in granite seat and steps to a larger lawned area with stunning far reaching views across the adjoining farmland.

There is a gravelled driveway with ample space for several vehicles. There is an EV Pod Point on the wall of the cottage.

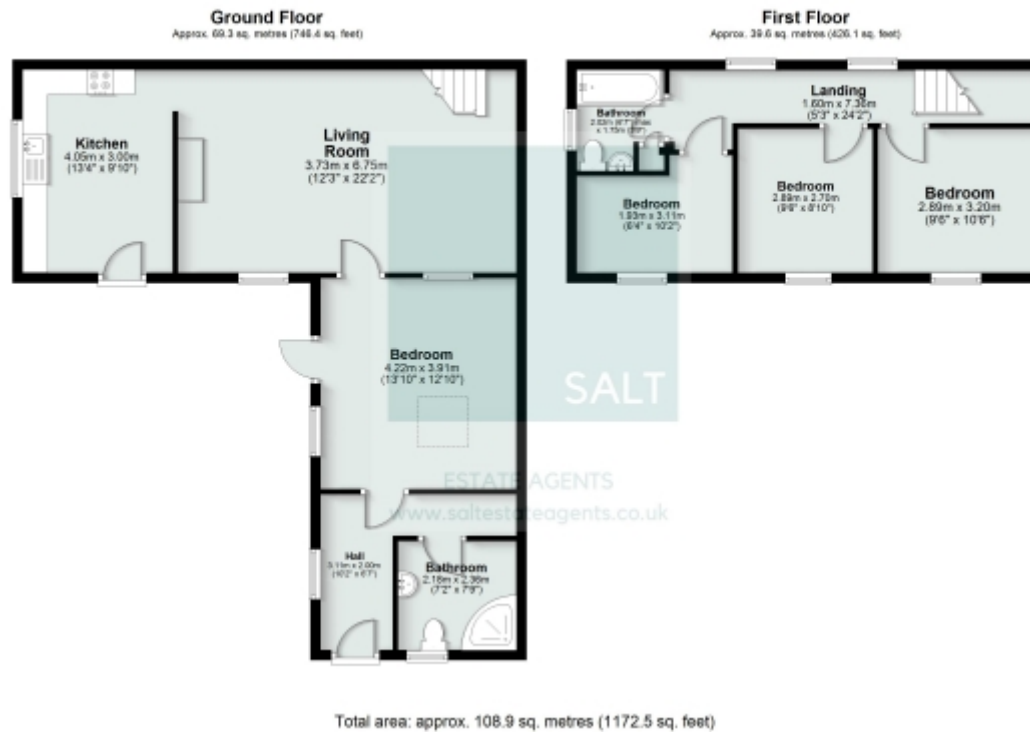
GARAGE 4.38m x 4.5m (14'3" x 14'7")

Wooden sliding garage door. Block built with a concrete floor. Two windows. Power and light connected.

DETAILS DISCLAIMER

Please note that all areas, measurements, and distances given in these particulars are approximate and rounded. The text, photographs and floor plans are for general guidance only. Salt Estate Agents have not tested any services, appliances, or specific fittings — prospective purchasers are advised to inspect the property themselves. All fixtures, fittings and furniture not specifically itemised within these particulars are deemed removable by the vendor.





This floorplan is for illustrative purposes only and the location of doors, windows and other items are approximate.

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Score	Energy rating	Current	Potential
92+	A		
81-91	B		81
69-80	C		
55-68	D		
39-54	E	49	
21-38	F		
1-20	G		

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