





Offered with NO upward chain. This charming two-bedroom detached home offers a perfect blend of comfort, privacy, and outdoor space, with approximately 0.8 acres of land. Ideal for those seeking a peaceful lifestyle, the property is surrounded by open space, together with outbuildings/stables and a large 1574 ft<sup>2</sup> outbuilding with rural views. Perfect for someone seeking potential future development









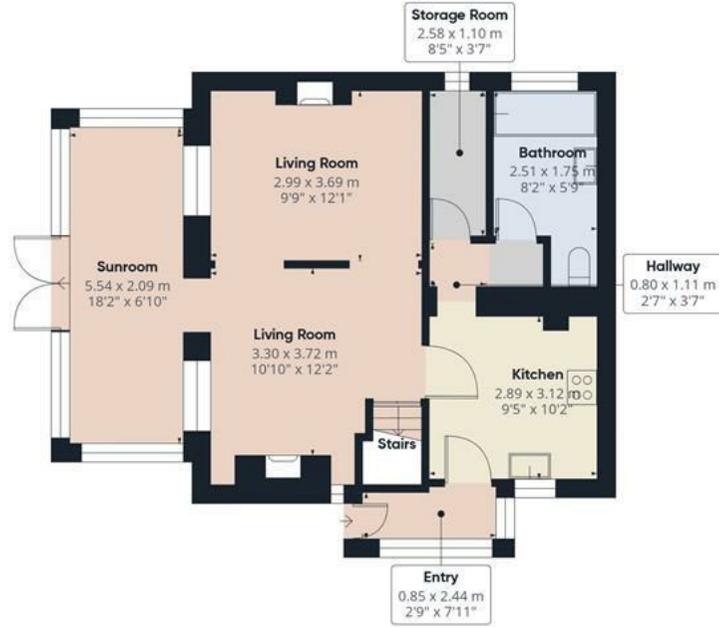












Floor 0



Floor 1



**Approximate total area<sup>m</sup>**

87.8 m<sup>2</sup>

947 ft<sup>2</sup>

**Reduced headroom**

2.3 m<sup>2</sup>

25 ft<sup>2</sup>

(1) Excluding balconies and terraces

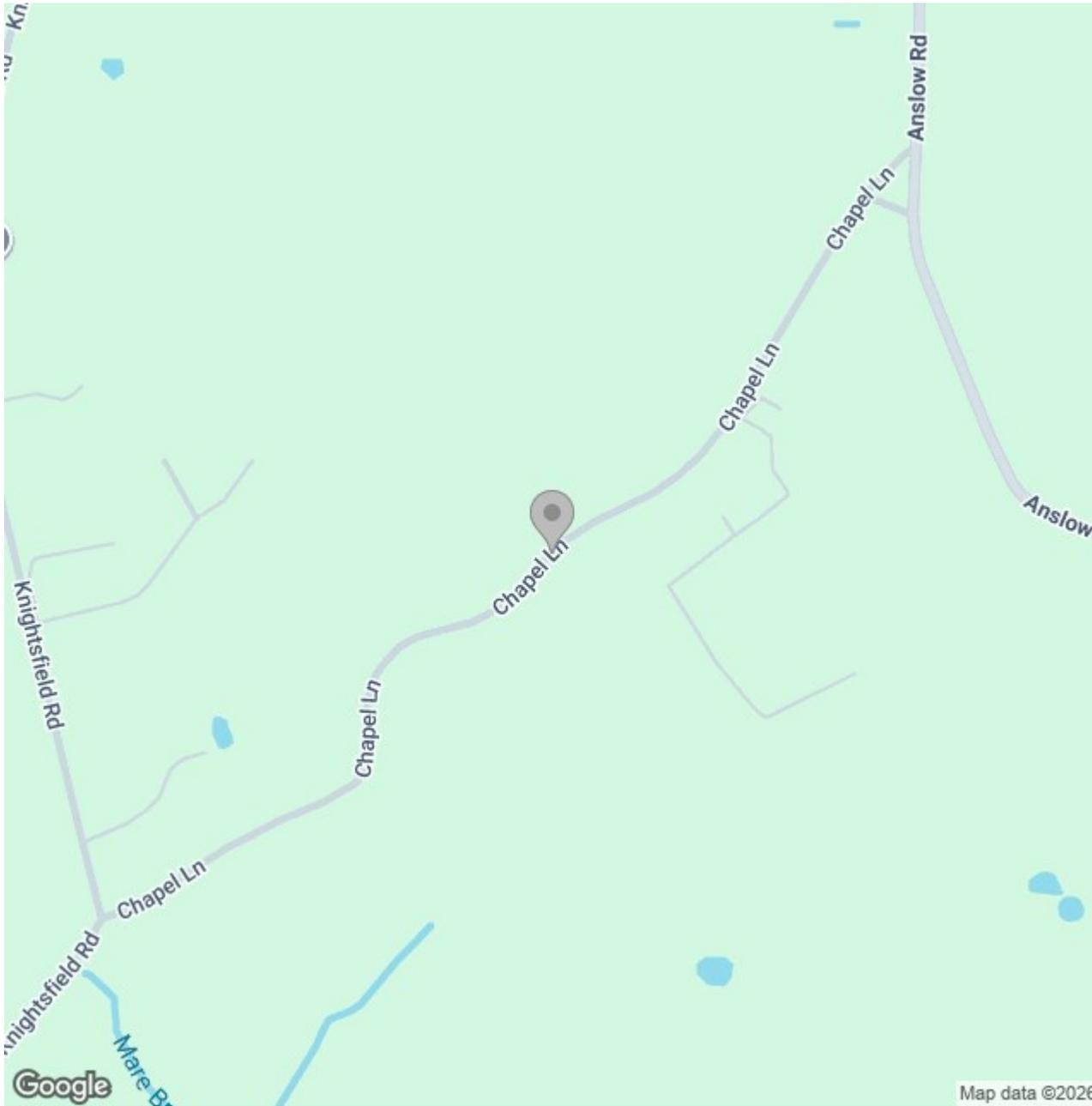
Reduced headroom

----- Below 1.5 m/5 ft

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

**GIRAFFE360**





## Energy Efficiency Rating

	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not energy efficient - higher running costs</i>		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	