



Primrose Cottage, Letterston

£385,000 Freehold

Charming four-bed detached cottage in peaceful Letterston. Spacious interiors, large garden, 0.25-acre plot. Countryside living just over a mile from local shops and amenities.



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Council Tax band: D

Tenure: Freehold

EPC Energy Efficiency Rating: D

EPC Environmental Impact Rating: E

- Detached property
- Valuable additional plot located to the side of the cottage
- 4 bedrooms
- Measuring approx. 0.25 acres
- Ideal family home
- Rural setting

Hallway

Part-tiled and wood veneer laminate floor. Under-stairs cupboard. Door with double glazed decorative glass panel inserts, leading to rear enclosed patio which creates a sheltered spot for outdoor relaxation. Window to front. Access:-

Kitchen/ dining room

Main entrance from driveway outside of the cottage via door with double glazed decorative glass panel inserts allowing natural light to flow into the room the kitchen/ dining room features tiled flooring and matching basin wall units complemented by a central island offer an additional workspace and storage. A charm and fireplace with stones around once home to an old arga add character and potential. Dual aspect double glaze Windows fill the space with natural light while double glaze patio doors provide direct access to the garden Door to:-

Living room

The room is finished with wood, veneer, laminate flooring and features 3. Double glazed windows to the front. Allow one for plenty of natural light. Open fireplace with decorative stone surround. Once housing it would burning stove serves as a focal point adding charm to the space

Bedroom 3

This versatile room features wood veneer laminate flooring, a double glazed window to the front, providing a bright and comfortable space. Ideal for use as a home office, guest room, or additional bedroom to suit your needs

Bathroom

Generously size bathroom featuring wood part-tiled walls a double glazed window with frosted glass to the rear provides natural light while maintain in privacy. The sweet includes a bath with overhead shower, a low flush toilet, a hand basin, and a built-in storage cupboard for added convenience Stairs with balustrade and fitted carpet to :-

Landing

Fitted car. Velux roof light

Bedroom 1

The master bedroom boasts wood veneer laminate flooring and two Velux windows to the front creating a bright and airy space. Under-eaves storage. It also benefits from a walk-in dressing room wardrobe area with Velux window to front

Bedroom 2

This room features fitted carpet dual aspect Velux windows, allowing for plenty of natural light. Under-eaves storage

Bedroom 4

This room is finished with a combination of timber flooring and carpet with Velux window to the rear. Built-in cupboards plus under-eaves storage

Shower room

The shower room is fully tiled with electric shower, low flush toilet and hand basin

Outside

The property is accessed via double gates framed by mature hedging, offering privacy and a welcoming approach. A gravel driveway leads to the cottage with ample off-road parking. The spacious lawned garden is enhanced by mature trees and established shrubs. To the side, a valuable plot of land includes a raised gravel-topped bank with separate gated access—ideal for caravan storage or extra parking. The grounds feature five sheds (four with electricity), suitable for storage, workshops, or home offices. A charming stream runs along the rear boundary, adding to the tranquil setting. An additional parking area across the lane, not on the deeds but included in the sale, has been used exclusively by the vendors since 2005.

Additional information

Tenure: Freehold Services: Mains electricity and water, private drainage. Oil fired central heating. Local Authority Council Tax: Band D We are advised of Japanese Knotweed in the neighboring field. Mobile Coverage: Likely/Limited depending on provider Broadband: Ultrafast available INTERESTED PARTIES SHOULD MAKE THEIR OWN ENQUIRIES Viewing: Strictly by appointment with R K Lucas & Son



Approximate total area⁽¹⁾

157.3 m²
1693 ft²

Reduced headroom

7.1 m²
76 ft²

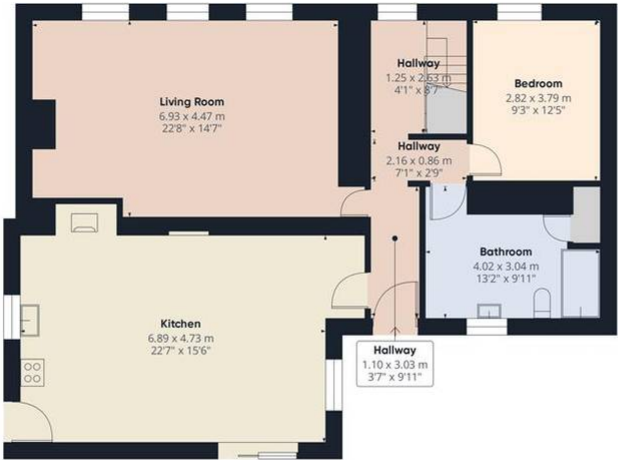
(1) Excluding balconies and terraces

Reduced headroom

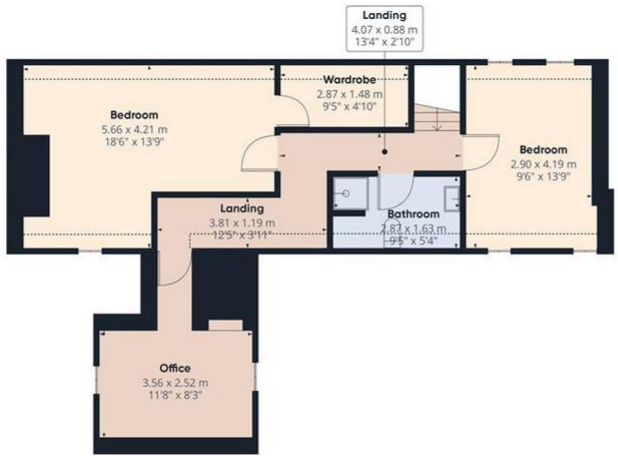
..... Below 1.5 m/5 ft

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

GIRAFFE360



Floor 0



Floor 1

