



Main Street, Barsby
£390,000



 SPREY
PROPERTY



This charming three-bedroom cottage presents a truly rare opportunity – having been in the same family for over 100 years. The property was meticulously refurbished to an exceptional standard in 2012, sympathetically blending modern comforts with original character features.

Set back from the road, the cottage makes an immediate impression with its generous green front garden and timeless façade. Step through the front door into a welcoming central hallway, offering access to both the rear garden and gravel driveway.

To the left, a wooden door opens into the main reception room, a wonderfully bright and airy space enhanced by dual-aspect windows and elegant French doors leading out to the garden. To the right lies the heart of the home – a spacious kitchen-diner, full of rustic charm with exposed original beams and contemporary fittings. Beyond this and through the characterful wooden door you'll find the third bedroom, a serene and versatile room complete with a wood-burning stove – perfect for guests or as a cosy snug.

Stairs from the kitchen-diner lead to the first floor, where two further double bedrooms boast high ceilings and an abundance of natural light. A three-piece family bathroom completes the upstairs accommodation.

Externally, the property continues to impress, offering a gravel driveway with spacious parking and an attractive yet manageable garden framed by mature shrubs and flowering borders – a haven for gardeners and outdoor enthusiasts alike.





Combining the warmth of history with modern refinements, The Cottage is a true gem. Early viewing is highly recommended to avoid disappointment.

Tenure: Freehold

All Mains Services Connected

Council Tax: Band D

EPC : D

DIMENSIONS

LIVING ROOM: 5.27m x 4.42m (17'3" x 14'6")

KITCHEN / DINER: 4.33m x 4.48m (14'3" x 14'8")

BEDROOM 3: 4.33m x 4.52m (14'3" x 14'10")

BEDROOM 1: 4.33m x 3.88m (14'3" x 12'9")

BEDROOM 2: 2.06m x 5.47m (6'9" x 17'11")

BATHROOM:





The Cottage, Main Street, Barsby

Ground Floor
Approx. 67.9 sq. metres (731.1 sq. feet)



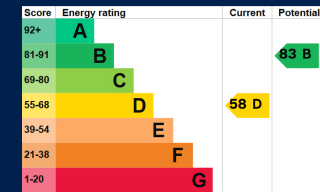
First Floor
Approx. 40.9 sq. metres (440.6 sq. feet)



Total area: approx. 108.9 sq. metres (1171.7 sq. feet)



A beautifully refurbished cottage blending period charm with modern finishes. With three bedrooms, bright living areas, a generous garden and driveway parking, this rare home offers a unique opportunity not seen on the market for over 100 years.



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Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate, and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon, and potential buyers/tenants are advised to recheck the measurements