

Sanders & Sanders

ESTATE AGENTS

ARDENS GRAFTON ALCESTER WARWICKSHIRE



A rare opportunity to acquire a charming period cottage situated within a highly sought-after Warwickshire village. Rich in character and original features, the property boasts exposed ceiling timbers, flagstone flooring, and an impressive inglenook-style fireplace incorporating a traditional Rayburn-style cooker. The deceptively spacious accommodation offers excellent potential as a delightful permanent residence, holiday retreat, or bed and breakfast opportunity. Although requiring refurbishment, the cottage retains immense charm and character throughout. The accommodation briefly comprises: Entrance hallway, sitting room, kitchen/dining room, utility lean-to, ground floor bathroom, and cellar. To the first floor is a generously sized landing area with potential for a third bedroom or study, two further bedrooms, and a WC. Outside, the property benefits from a delightful sunny-aspect rear garden together with a substantial part stone-built outhouse. EPC – F.

£275,000

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Beulah Cottage, Ardens Grafton, Alcester, Warwickshire, B49 6DS

Sitting Room



Utility Lean-To



Kitchen/Diner



Cellar



Bedroom Two



First Floor Landing



WC



Bedroom One



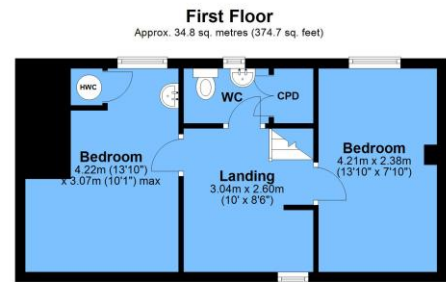
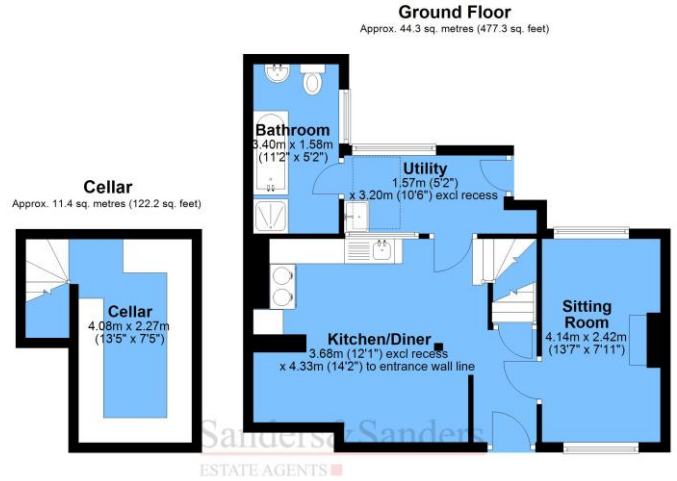
Rear Garden





Floor Plans & Property Details Disclaimer

These floor plans are for identification purposes only in relation to where one room is situated to another. They are not to be relied upon in any way for dimensions, scaling or sq. ft/metres. We will not be held responsible for any loss incurred, due to reliance on these measurements from the floor plans or measurements from the property details. You are advised to confirm all measurements.



Fixtures & Fittings

Please note that the fixtures & fittings shown on the photographs, contained within these property details, do not form part of a fixtures & fittings list. Some items may/may not be included. You are advised to clarify what items are included before entering into any negotiations.

Money Laundering Regulations – Identification Checks

In line The Money Laundering Regulations 2007, we are duty bound to carry out due diligence on all of our clients to confirm their identity. In line with legal requirements, all purchasers who have an offer accepted on a property marketed by Sanders&Sanders must complete an identification check. To carry out these checks, we work with a specialist third-party provider and a fee of £25 + VAT per purchaser is payable in advance once an offer has been agreed and before we can issue a Memorandum of Sale.