

Chimney Pot Cottage Chapel Hill,  
Clayton West HD8 9HA

OFFERS AROUND  
£255,000



THIS CHARACTERFUL THREE BEDROOM COTTAGE HAS SPACIOUS LIVING  
ACCOMODATION AND BEAUTIFUL REAR GARDEN. THERE IS ON STREET PARKING.

FREEHOLD / COUNCIL TAX BAND: B / ENERGY RATING: E

PAISLEY  
PROPERTIES

An absolutely stunning three bedroom chocolate box cottage, packed full of charming original features this property briefly comprises:- large lounge with exposed stone fireplace, dining kitchen, two first floor bedrooms, impressive house bathroom, study and superb second floor bedroom with gorgeous exposed beams. To the rear of the property there is a beautiful enclosed garden with a lovely lawn and patio, and to the front there is a low maintenance patio area. Clayton West is a popular semi rural village which has lots of local amenities including shops, pubs, salons, rural walks and well regarded school along with excellent access to the M1 motorway network.

### **LOUNGE 15'10" max x 14'10" apx**

You enter the property through a timber door into this fantastic living room which has an abundance of space for freestanding furniture. A striking exposed stone fireplace creates a gorgeous focal point to the room and houses a gas stove. There are alcoves either side of the chimney breast and a handy under-stairs cupboard provides excellent storage for household items. Timber beams add further character to the room and a front facing window fills the room with light. Glazed double doors open into the dining kitchen.



### **DINING KITCHEN 14'9" apx x 15'11" max into stair bottom**

The kitchen is fitted with a range of painted farmhouse style wall and base units, roll top work surfaces, decorative tiled splash backs and a one and a half bowl sink and drainer with mixer tap over. Integrated appliances include an electric oven, four ring gas hob with extractor fan, fridge, freezer, dishwasher and there is space/plumbing for a washing machine to one alcove. A gas fireplace with brick surround and brick wine cellar add a dash of character and a rear facing window overlooks the pretty garden. Tiled flooring completes the room, a staircase ascends to the first floor landing, double doors lead to the lounge and an external door leads out to the garden.





### **FIRST FLOOR LANDING**

Stairs ascend from the dining kitchen to the first floor landing which has doors to two of the bedrooms, house bathroom and study.

### **BEDROOM TWO 15'6" apx x 9'4" extending to 11'9" into the door**

Positioned to the front of the property, this superb double bedroom is tastefully decorated and has a front facing window enjoying a view of the street and beyond. There is plenty of space for bedrooms items and there is a fitted wardrobe to one side. A door leads to the landing.





**BEDROOM THREE 12'2" apx x 6'3" apx**

Another good sized bedroom also located to the front of the property and benefiting from a fitted wardrobe this single room would make a wonderful child's or guest bedroom. A door leads to the landing.

**HOUSE BATHROOM 15'3" apx x 10'10" max**

This very impressive house bathroom is fitted with a four piece white suite including a freestanding bath with freestanding swan neck taps and shower attachment, corner shower cubicle, vanity hand wash basin and low level W.C. The walls are partially tiled with neutral tiles, there is mosaic effect vinyl flooring and a rear facing window floods the room with light. A useful cupboard neatly houses the property's boiler and a door leads to the landing.



### **STUDY 10'1" max into door x 5'11" max**

Located to the rear of the property, this brilliant space is currently used as a home work space but could alternatively make a great dressing area if required. There is a rear facing window overlooking the peaceful garden, timber ceiling beams and stone steps ascend to bedroom one.



### **BEDROOM ONE 16'5" max x 14'9" max**

This superb bedroom is currently being used as a twin and is a very good size, benefitting also from a fitted wardrobe to one side. Large timber ceiling beams and a fantastic feature fire place make this a gorgeous characterful space and a Velux skylight flood the room with natural light.



## REAR GARDEN

To the rear of the property there is a beautiful garden which is enclosed by boundary fencing. A stone patio adjoins the property allowing for informal dining and stone steps ascend to a large lawned area with raised beds and well stocked shrubbery. A patio sits to the bottom of the garden along with space for a shed if required.



## FRONT

To the front of the property there is a small low maintenance patio which is enclosed by boundary walling.

**AGENTS NOTES:**

Please note information within our sales particulars has been provided by the vendors. Paisley Properties have not had sight of the title documents and therefore the buyer is advised to obtain verification from their solicitor. References to the Tenure of the property are based upon information provided by the vendor and again the buyer should obtain verification from their solicitor.

All measurements are approximate and quoted in metric with imperial equivalents and for general guidance only and whilst every attempt has been made to ensure accuracy, they must not be relied on. We advise you take your own measurements prior to ordering any fixtures, fittings or furnishings.

The fixtures, fittings and appliances referred to have not been tested and therefore no guarantee can be given that they are in working order.

Internal photographs are produced for general information and it must not be inferred that any item shown is included with the property.

You are advised to check availability and book a viewing appointment prior to travelling to view.

**PAISLEY MORTGAGES**

Harry Mason at our sister company, Paisley Mortgages, is available to offer clear, honest whole of market mortgage advice. We also run a first time buyer academy to help you prepare in advance for your first mortgage, home-mover and re-mortgage advice. If you would like to speak to Harry, please contact us on 01484 444188 / 07534 847380 to arrange an appointment.

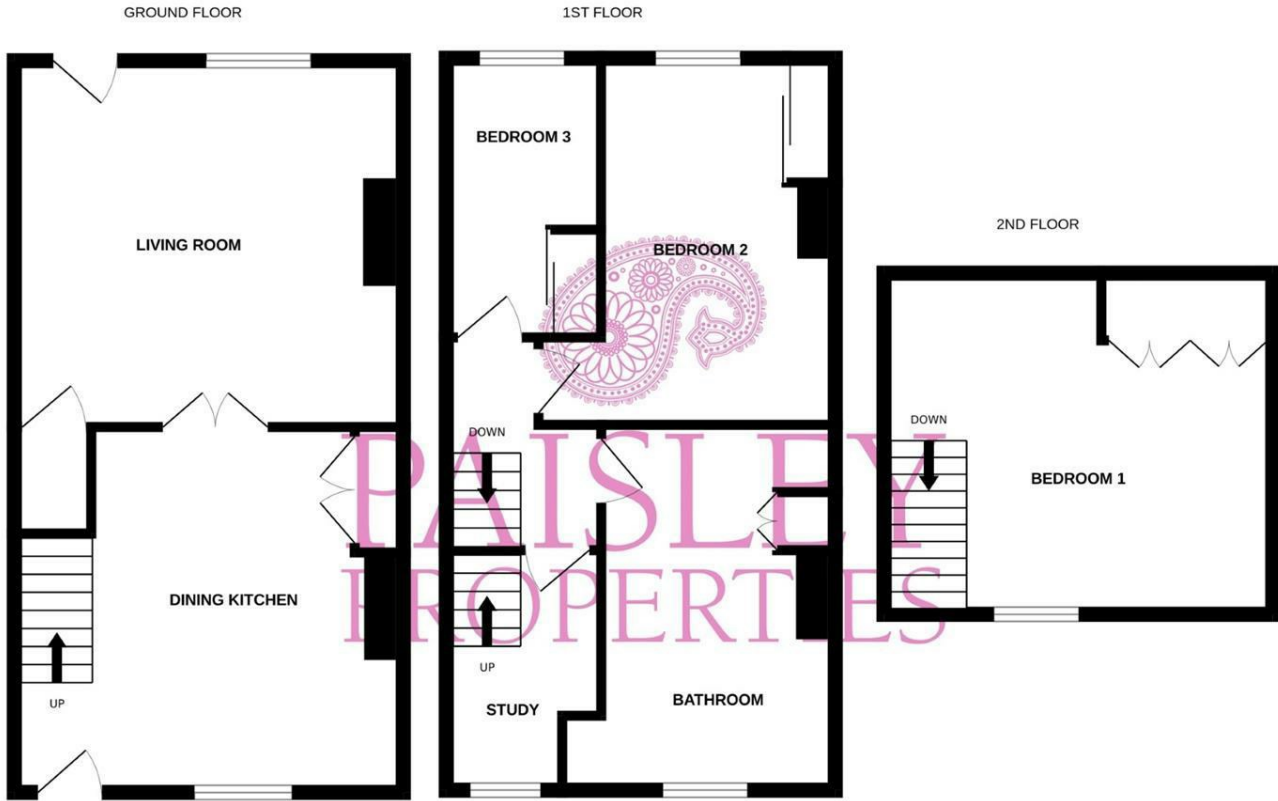
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**PAISLEY PROPERTIES**

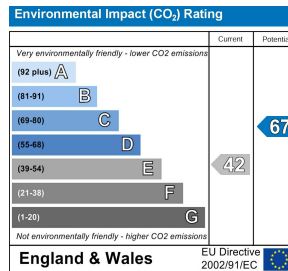
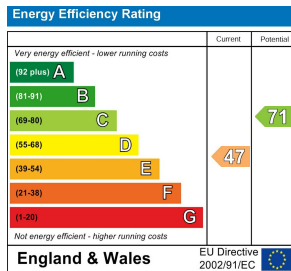
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**PAISLEY SURVEYORS**

We work alongside Michael Kelly at Paisley Surveyors, who can assist you with any survey requirements on your purchase. We offer 3 levels of survey and can be contacted on 01484 501072 / [office@paisley-surveyors.co.uk](mailto:office@paisley-surveyors.co.uk) for a free, no obligation quote or for more information.



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