

MANOR HOUSE FARM COTTAGES, COWPEN BEWLEY, BILLINGHAM, TS23 4HS



- ▲ Full of Charm & Character
- ▲ Very Pretty & Increasingly Popular Cowpen Bewley Village Surroundings
- ▲ With Over 1,800 Sq. Ft of Well-Planned Family Living Space
- ▲ Fabulously Spacious Kitchen/Breakfast Room with Modern Units & Useful Utility Room
- ▲ Lounge with Multi Stove Burner, Dining Room & Sitting Room
- ▲ Kitchen Breakfast Room with Modern Units, Useful Utility Room & Downstairs WC
- ▲ Five Double Bedrooms Complimented by Three Bathrooms
- ▲ Plenty of Parking on the Concrete Pattered Drive, Double Integrated Garage & Well-Presented Rear Garden
- ▲ Gas Central Heating with Combi Boiler & UPVC Double Glazing

Offers Over £400,000

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This simply charming cottage occupies an attractive position nestled within the popular and historic village of Cowpen Bewley neighbouring open farmland and protected nature reserves. Offering a sympathetic and fine blend of traditional features alongside contemporary comforts and finishes, this remarkable residence really must be viewed in order to truly appreciate the accommodation on offer.

Offers over 1,800 sq. ft of fantastic sized family living space which comprise entrance hall, lounge with multi stove burner, sitting room with French doors into the rear garden, dining room, kitchen/breakfast room with a range of modern units, utility room and downstairs W/C on the ground floor. The first floor has bedroom one with dressing room and modern ensuite. Bedroom two with modern ensuite, three further double bedrooms and bathroom with modern suite. Outside there is a concrete driveway for multi cars to the rear of the house, lawned area and double garage.

Other features include gas central heating with combi boiler and UPVC double glazing.

BUYERS IDENTIFICATION CHECK(S) - Should a purchaser(s) have an offer accepted on a property marketed by Michael Poole Estate Agents they will need to undertake an identification check. This is done to meet our obligation under Anti Money Laundering Regulations (AML) and is a legal requirement. We use a third party service to verify your identity; this is not a credit check and will have no effect on credit history. The cost of these checks is £36 inc. VAT per buyer, which is paid in advance, when an offer is agreed and prior to a sales memorandum being issued. This charge is non-refundable.

Council Tax Band: E **Tenure:** Freehold

TO VIEW: Tel: 01642 955140
10 Town Square, Billingham, TS23 2LY

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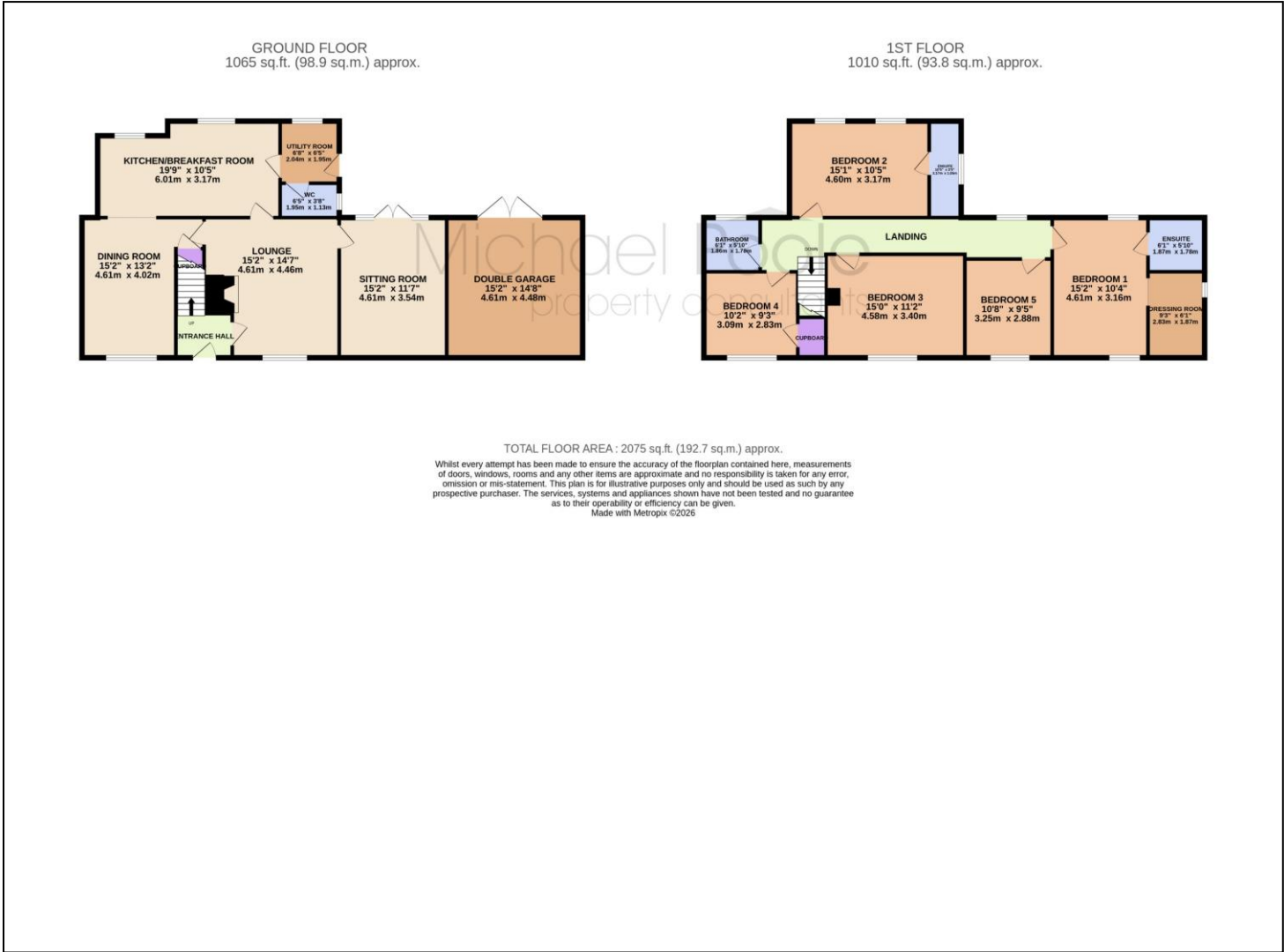


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The information provided about this property does not constitute or form part of an offer or contract, nor may it be regarded as representations. All interested parties must verify accuracy and your solicitor must verify tenure and lease information, fixtures and fittings and, where the property has been recently constructed, extended or converted, that planning/building regulation consents are in place. All dimensions are approximate and quoted for guidance only, as are floor plans which are not to scale, and their accuracy cannot be confirmed. Reference to appliances and/or services does not imply that they are necessarily in working order or fit for the purpose. We offer our clients an optional conveyancing service, through panel conveyancing firms, via MWU and we receive on average a referral fee of one hundred and thirty pounds, only on completion of the sale. If you do use this service, the referral fee is included within the amount that you will be quoted by our suppliers. All quotes will also provide details of referral fees payable.



TO VIEW: Contact our Billingham Office on Tel: **01642 955140**
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