



Crosshill Farm Belshaw Lane, Belton

£570,000 Freehold

A CHARMING DETACHED COTTAGE • LARGE, UNFINISHED, SIDE EXTENSION • HIGHLY DESIRABLE VILLAGE SETTING WITH OPEN VIEWS TO THE FRONT • REAR DRIVEWAY & OUTBUILDINGS • 2 RECEPTION ROOMS & 3 BEDROOMS • FITTED KITCHEN & BATHROOMS • STRIKING EXTENSION WITH OPTION TO RECONFIGURE THE FIRST FLOOR LAYOUT • EXTENDING TO APPROXIMATELY 3350 SQ FT • VIEWING IS ESSENTIAL TO FULLY APPRECIATE



Charming double-fronted cottage with side extension (first-fix stage), 3 bedrooms, 2 baths, gardens, outbuildings, driveway, open views. Rare chance to personalise in a sought-after location.

Council Tax band: C

Tenure: Freehold

EPC Energy Efficiency Rating: F

EPC Environmental Impact Rating: F

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Living Room

11' 0" x 12' 2" (3.35m x 3.70m)

Front vertical sliding uPVC sash windows, handsome bricked fireplace with stone flagged hearth and central multi fuel cast iron stove with adjoining fitted shelving, wall to ceiling coving and doors to;

Formal Dining Room

14' 1" x 12' 2" (4.30m x 3.70m)

With front uPVC double glazed vertical sliding sash window, wall to ceiling coving, underfloor heating and doors through to;



Kitchen

11' 0" x 8' 0" (3.36m x 2.44m)

Rear vertical sliding uPVC double glazed sash window with matching stable style door, range of base, drawer and wall units in an Old English White with a butcher block worktop incorporates a double ceramic sink unit with drainer to the side and block mixer tap, space for a Range cooker, tiled flooring with underfloor heating, staircase leads to the first floor accommodation and doors through to;





Utility Room

7' 5" x 7' 10" (2.27m x 2.40m)

Rear uPVC double glazed vertical sliding sash window with patterned glazing, space and plumbing for appliances, tiled flooring with underfloor heating and doors to;

Ground Floor Shower Room

2' 10" x 7' 10" (0.86m x 2.40m)

Side vertical uPVC double glazed sash window with patterned glazing, modern suite in white comprising a low flush WC, wall mounted wash hand basin, shower cubicle with mains shower and glazed screen, tiled flooring with underfloor heating, fully tiled walls, PVC clad to ceiling and inset ceiling spotlights.

First Floor Landing

Rear uPVC double glazed window, wall to ceiling coving, inset ceiling spotlights and doors to;

Master Bedroom 1

10' 11" x 12' 0" (3.34m x 3.65m)

Front vertical sliding uPVC double glazed sash window and fitted wardrobe with vanity unit.





Front Double Bedroom 2

14' 1" x 8' 6" (4.30m x 2.60m)

Front vertical sliding uPVC double glazed sash window enjoying excellent open countryside views and fully fitted bank of wardrobes to one wall.

Rear Double Bedroom 3

10' 11" x 8' 2" (3.34m x 2.50m)

Rear vertical sliding uPVC double glazed sash window.

Attractive Family Bathroom

10' 8" x 7' 10" (3.25m x 2.40m)

Rear vertical sliding uPVC double glazed sash window with patterned glazing, quality four piece suite comprising a close couple low flush WC with granite top, double ended tiled panelled bath with granite surround, large double shower with mains shower, tiled flooring, fully tiled walls and fitted towel rail.

UNFINISHED NEW EXTENSION

Impressive Reception Hallway

13' 1" x 20' 6" (4.00m x 6.25m)

Enjoying a feature front oak framed double glazed window, bricked fireplace, rear access into the garden and doors to;





Proposed L-Shaped Living/Dining Kitchen

33' 6" x 26' 3" (10.20m x 8.00m)

Having a feature front oak framed double glazed window, side access and rear window, bricked fireplace, corner pantry and access to;

Living Room

11' 9" x 18' 8" (3.58m x 5.70m)

With surrounding windows.

First Floor

Please note a majority of the first floor has internal stud partitions and therefore can be arranged to suite a personal choice.

First Floor Landing

13' 0" x 11' 6" (3.95m x 3.50m)

Continuation of oak framed double glazed windows enjoying excellent views and potential access through to the original cottage with the current layout providing four bedrooms and a family bathroom- please see floor plan. All first floor windows have been installed and are of uPVC framed with the exception of the front landing window.





Grounds

The property occupies a prominent plot that enjoys excellent open countryside views with the front having bar and post timber fencing with hedged border behind and with potential for the front to provide a pleasant lawned garden which would continue to the side and with a proposed front seating area. Gardens do continue to the rear where there is rear vehicular access via a iron sliding gate providing parking with original bricked outbuilding and timber garaging.

Double Glazing

The property benefits from uPVC double glazed windows with the exception of the new extension having oak framed front feature windows and with the ground floor to the new extension having a number windows uninstalled.

Central Heating

Oil fired central heating system.









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