

Woodrow Cottage Brands Lane, Felthorpe

£260,000 - £270,000 Freehold

This attractive character cottage offers a wonderful blend of traditional charm and practical living space



websters.

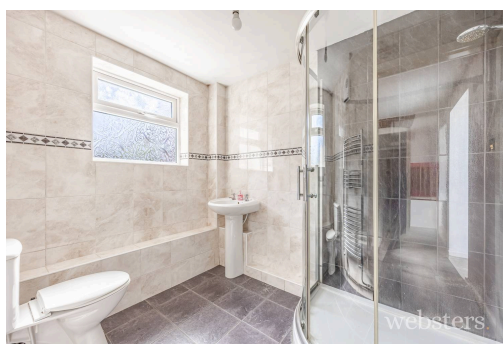
Home

This attractive character cottage offers a wonderful blend of traditional charm and practical living space. Originally built to house farm workers, the property retains a wealth of period features that give it a warm and inviting feel. Inside, there are two well-proportioned reception rooms. The main sitting room is full of character, featuring exposed brickwork, original timber beams, and a classic fireplace that creates a cosy focal point.

The separate dining room is equally appealing, complete with a wood-burning stove, ideal for both everyday dining and hosting guests. The kitchen is fitted with a range of storage units and flows naturally into a bright conservatory, which provides additional workspace and storage, making it a highly functional extension of the home. A ground-floor shower room adds further convenience.



- Period features including beams, brickwork, and fireplaces
- Two reception rooms with wood burner in dining room
- Kitchen opening to conservatory for extra space
- Ground floor shower room
- Two double bedrooms plus first-floor cloakroom
- Driveway with parking for multiple vehicles
- Private rear garden with lawn, patio, and storage



Upstairs, the property offers two generous double bedrooms. The principal bedroom benefits from a feature fireplace, adding to its charm, while the second bedroom overlooks the rear. A first-floor cloakroom completes the layout.

Outside

To the front, the property enjoys a sizeable driveway with space for several vehicles, which is a valuable feature in a village setting. The rear garden is private and enclosed, mainly laid to lawn with a paved patio area that's perfect for outdoor dining or relaxing. Additional features include a brick-built storage shed, an oil tank, and timber fencing, creating a neat and manageable outdoor space.

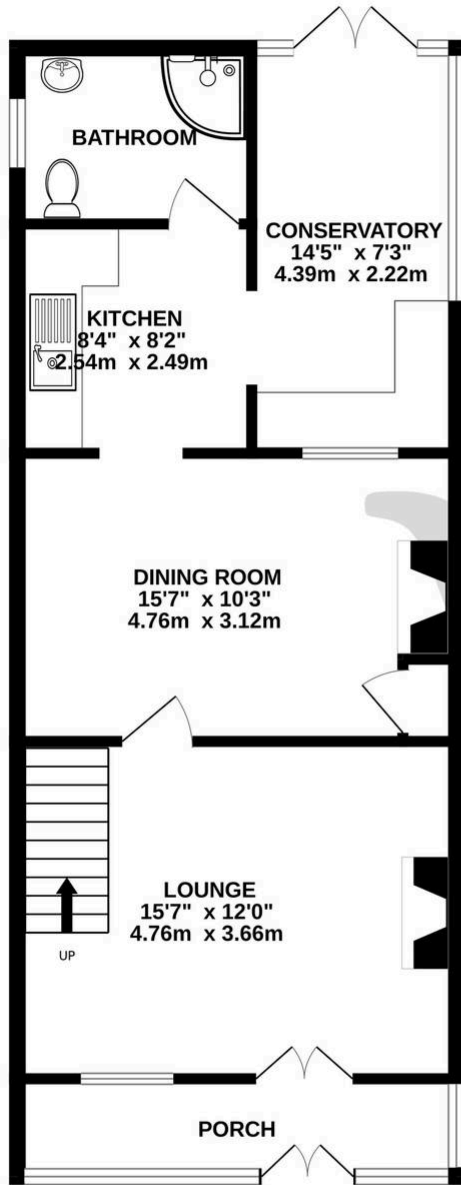
Location

Situated in the sought-after village of Felthorpe, this property offers a peaceful rural lifestyle while still being within easy reach of nearby amenities. Surrounded by countryside, it's an ideal setting for those looking to enjoy a quieter pace of life without feeling isolated. Offered with no onward chain, this charming cottage presents an excellent opportunity to move straight in and make it your own.

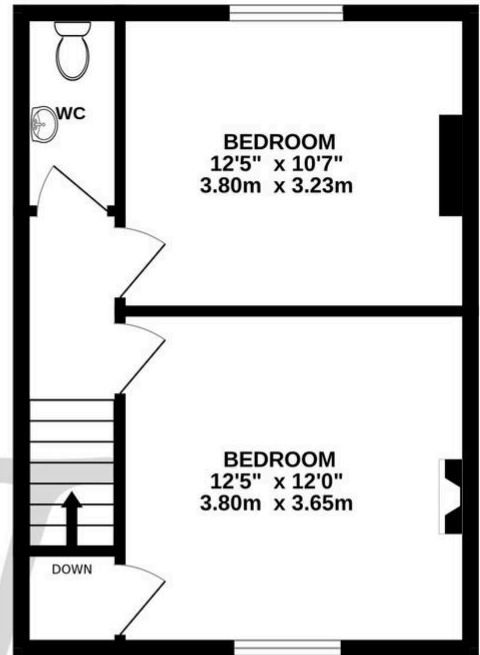
Council Tax band: B

Tenure: Freehold

GROUND FLOOR
613 sq.ft. (56.9 sq.m.) approx.



1ST FLOOR
356 sq.ft. (33.0 sq.m.) approx.



TOTAL FLOOR AREA : 968 sq.ft. (90.0 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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