



## Myrtle Cottage, Moddershall

£495,000 Freehold



Generous lounge with feature fireplace housing a cosy log burning stove along with a set of Bi-fold doors that are perfect for the summer months. • Located in the sought after Moddershall village this period cottage offers a seamless blend of character features combined with a modern finish. • Private rear garden which isn't overlooked, spread over two levels including a patio seating area along with an elevated decked space with viewing area. • Four beautiful bedrooms including an impressive master bedroom with sleek and modern en-suite shower room along with a superb family bathroom with dual sinks. • Gorgeous character property offering the best of both worlds-- a fantastic rural location boasting stunning views yet conveniently positioned for plenty of amenities.



Step inside this beautiful period cottage and prepare to feel right at home! We LOVE everything about this home and we know you will too! Idyllic location nestled in the sought after village that is Moddershall, having lots of beautiful walking opportunities, a superb village public house and tearooms! Everything is within close proximity including local schools, commuter links and easy access into Stone Town Centre. Now let's take a look inside this glorious home... The ground floor begins with a welcoming entrance hall boasting a large window that lets in plenty of light. There is a generous lounge with feature fireplace hosting a cosy log burning stove along with a set of bi-fold doors that are just perfect for the summer months. There is a modern fitted kitchen finished with Limestone flooring and complete with space for an Aga cooker & extractor hood as well as Belfast sink. Off the kitchen is a lovely garden room that is the perfect space for dining and entertaining guests. Head upstairs, where you will find four great sized bedrooms including an impressive master bedroom with a sleek en-suite shower room and a family bathroom to service the other bedrooms. All of the front bedrooms offer stunning countryside views over the fields! Externally, there is a pretty rear garden that is very private and spread over two levels boasting a patio area, lawn space and an elevated decked seating area with a viewing platform. There is also a generous integral garage to cater for all of your storage needs as well as on road parking to the front. This unique character property is one of a kind and is ready and waiting for its new owners so if you are looking for your next adventure... contact our Stone office and head straight to Myrtle cottage.



Step inside this beautiful period cottage and prepare to feel right at home! We LOVE everything about this home and we know you will too! Idyllic loca...

Council Tax band: E

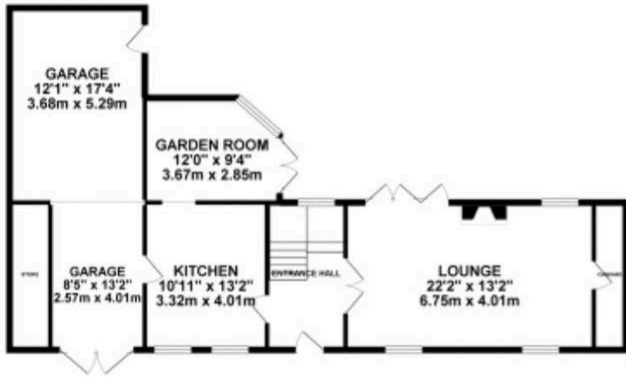
Tenure: Freehold

EPC Energy Efficiency Rating: E

EPC Environmental Impact Rating: D



GROUND FLOOR



1ST FLOOR



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.  
Made with Metropoli ©2023



You can include any text here. The text can be modified upon generating your brochure.