

MOUNT PLEASANT

Shalford



Chantries
& Pewleys

ESTATE AGENTS



AT A GLANCE

- Two-bedroom terraced cottage
- Central Shalford village setting
- Shalford station within a few minutes' walk
- Open-plan kitchen, dining and living space
- Wood-burning stove
- Fitted kitchen with Belfast sink
- Ground-floor shower room
- Underfloor heating from the kitchen through to the shower room
- Private rear garden with mature planting
- No onward chain

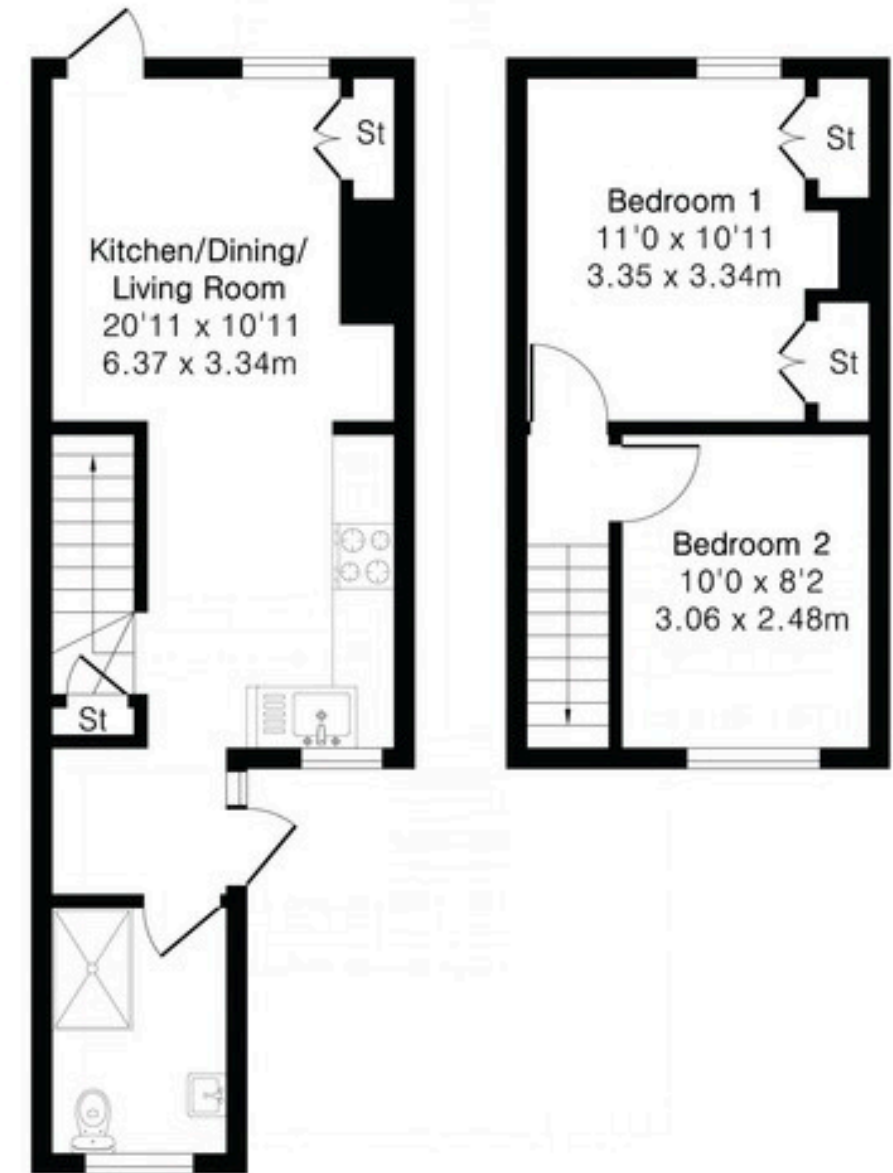
Tenure: Freehold. **Council Tax Band:** D. **EPC:** D



Approximate Gross Internal Area 543 sq ft - 51 sq m

Ground Floor Area 308 sq ft - 29 sq m

First Floor Area 235 sq ft - 22 sq m



Ground Floor

First Floor

FROM THE AGENT

The open-plan ground floor is what makes this cottage work so well. The wood burner gives the sitting area a clear focal point, while the kitchen and dining space sits naturally beyond it, so the whole floor works as one connected living space.

Warmly,

Andy

Andy Moran
Director



LIVING ROOM

The ground floor has been opened up to create one connected kitchen, dining and living space, extending to approximately 20'11" in length.

At the front, the sitting area is arranged around a wood-burning stove set into the chimney breast. Built-in shelving and a large front window add useful detail without competing with the simplicity of the room.

The open arrangement means there is a clear view through towards the kitchen, but the different areas still have their own identity. The dining table occupies the middle section of the room, creating a natural transition between cooking and sitting areas.

It is a layout that makes good use of the cottage's footprint. Day to day, the whole ground floor can be used together rather than losing space to separate rooms and connecting corridors.





HEART OF THE HOME

The kitchen occupies the rear section of the main room and is fitted with painted cabinetry, timber work surfaces and open shelving.

A Belfast sink sits beneath the window, while the cooking area is positioned along the opposite run. The cabinetry continues around the room to provide practical storage without closing the kitchen off from the dining space.

The dining area sits immediately alongside, beneath the staircase. Its position keeps the table close to the kitchen while leaving the front of the room primarily for sitting. Underfloor heating runs from the kitchen through to the shower room.

Beyond the kitchen is a small utility area with a door opening directly into the rear garden.

From here there is also access to the ground-floor shower room. This has been extensively tiled and includes a walk-in shower, WC and wash basin.

Keeping these practical spaces at the rear allows the principal ground-floor room to remain open and uncluttered.



FIRST FLOOR

There are two bedrooms on the first floor.

Bedroom one sits to the rear and measures approximately 11'0" x 10'11". The photography shows fitted wardrobes and additional built-in storage, allowing much of the room itself to remain clear.

Bedroom two is positioned at the front and measures approximately 10'0" x 8'2". Both rooms have windows looking away from the centre of the house, making the outlook part of the first-floor accommodation.





GARDEN & SETTING



The rear garden has been hard landscaped to create a low-maintenance outside space with mature planting around its boundaries.

A paved seating area sits immediately behind the cottage, providing somewhere to place a table and chairs close to the kitchen. Beyond this, gravel paths weave around established beds and a mature tree, which gives the garden much of its character.

The front garden is similarly established, with planting on either side of the brick path leading to the cottage.

The cottage sits within a terrace of character homes in Shalford, set back behind an established front garden and approached along a brick path.

Its position is particularly useful for village life. Shalford village centre and railway station are both within a few minutes' walk, giving the house a setting that combines day-to-day convenience with a more established cottage environment.

The outlook is also an important part of the property. Both first-floor bedrooms look out across the surroundings, while the rear garden creates a private space behind the house.



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