





# FOR STARTERS



GUIDE PRICE  
£525,000

## MAIN COURSE

Are you dreaming of a chocolate box cottage but lack the time or energy for extensive renovations? Perhaps your kids have flown the nest, and you're ready to embrace the quaint charm of village life. Imagine leisurely strolls to the local pub, where a real fire awaits you, or enjoying riverside walks with your dog. If any of this resonates, let's introduce you to this stunning Grade II listed cottage in the picturesque village of Hampton Lucy.

Having undergone a significant restoration, this cottage has been transformed into a modern haven while retaining its natural charm. The owners have been thoughtful in their renovations, preserving many character features that make this home truly unique. Set back from the road, you approach the property via a delightful front garden. Step inside to find a charming sitting room complete with a cast iron fronted electric fire that looks remarkably real when lit—perfect for unwinding after braving the elements.

At the rear, you'll discover a refitted kitchen that boasts all the modern conveniences you expect in contemporary living, offering a delightful surprise in a cottage setting. With quartz worktops, classic shaker-style units, and a range cooker, this space is not only functional but also inviting. The kitchen features underfloor heating, adding a cozy touch during colder months. The breakfast bar is a great place to catch up on worldly events over a cuppa, while the dining table is perfect for sit-down meals or long catch-ups with friends and family. Integrated appliances, including a washer-dryer and dishwasher (both less than two years old), ensure convenience, while drawer-in-drawer cutlery units and USB/C sockets enhance the modern feel. Adjacent to the kitchen, a cleverly designed downstairs shower room, accessed via a space-saving pocket door, ensures that the layout remains practical and spacious.

The adjacent bedroom is a lovely retreat, brightened by twin windows that flood the space with natural light. As you explore the cottage, you'll find charming details like vintage light switches and intricately carved handrails—delightful reminders of the home's history. The bathroom is particularly special, featuring a stunning stained glass window that adds character and elegance.

Venture upstairs to discover a spacious double bedroom with bespoke handmade built-in wardrobes that stretch across an entire wall. The loft is fully boarded and accessible via a loft ladder from the bathroom, complete





with lighting, offering additional storage options.

Undoubtedly, the grounds will capture your attention, given their impressive size. The gardens wrap around the property, showcasing mature flower beds and lawned areas. An electric gate provides access to the expansive parking area, making it ideal for those with multiple vehicles or even a camper van or caravan—something quite rare for a property of this type. The plot measures just under 0.2 acres, offering exciting potential for expansion, whether that means extending the cottage or exploring the possibility of creating a separate dwelling at the rear (subject to obtaining the relevant consents).

Outside, you'll appreciate the practical features that enhance your lifestyle, including outdoor lighting, water, and power supply. The shed, included in the sale, is equipped with power, USB/C chargers, and lighting, making it a versatile addition.

Though the property is listed, the owners have installed double-glazed windows, enhancing energy efficiency without compromising on charm. With a new plumbing system and rewiring already completed, this cottage is truly turn-key, ready for you to make it your own.

If you're looking for a unique and charming home with potential in a lovely village setting, this Grade II listed cottage in Hampton Lucy is not to be missed. Come and see for yourself the enchanting lifestyle that awaits you here!



# KEY INGREDIENTS



Tenure  
Freehold



Council Tax  
Band - D



EPC  
Band - EXEMPT  
AS LISTED



West Facing



Mains Services  
Electric, gas, Mains  
drainage



Heating System  
Mains Gas



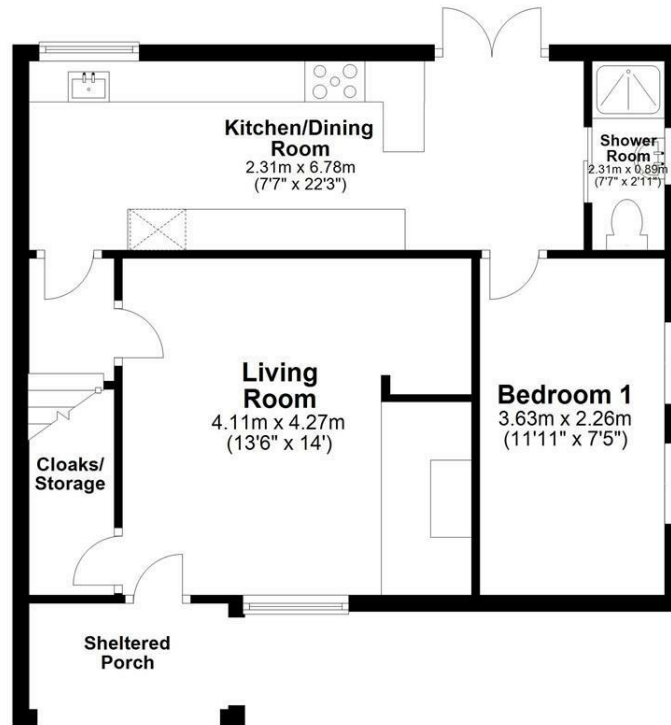
Hampton Lucy  
Primary School

WHY NOT TAKE  
A LOOK INSIDE?  
GIVE US A CALL  
01789 414222



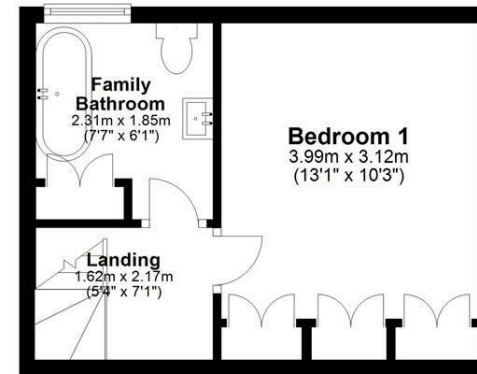
### Ground Floor

Approx. 50.7 sq. metres (545.6 sq. feet)



### First Floor

Approx. 20.9 sq. metres (224.6 sq. feet)



Total area: approx. 71.6 sq. metres (770.2 sq. feet)

Floor plans are intended to give a general indication of the proposed layout. Details and measurements within are not intended to form part any contract.  
Plan produced using PlanUp.

**FOR MORE INFO AND  
TO SEE OUR OTHER  
LOVELY PROPERTIES  
CHECK OUT OUR WEBSITE**

**MOVEWITHEDWARDS.CO.UK**

**HAVE YOU GOT  
A PROPERTY  
TO SELL?  
WE'D LOVE TO  
HAVE A CHAT  
01789 414222**

**DID YOU KNOW WE ALSO  
DO MORTGAGES.  
FOR FREE ADVICE  
SPEAK TO  
ONE OF OUR  
CONSULTANTS**

