



**HENDERSON  
CONNELLAN**  
ESTATE AGENTS

# 4 Gold Street, Clipston

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## “A Cottage Retreat with an Annexe!”

Upon entrance to this charming cottage an entry porch with quarry tiled flooring provides access to the welcoming hallway through a traditional solid timber door. The entrance hall boasts an exposed beamed ceiling, traditional quarry tiled flooring and panelled doors, an open fireplace, and stairs rise to the first floor.

The beautifully presented living room features a dual aspect flooding the room with an abundance of natural light with exposed beamed ceilings, a fantastic fireplace with a multi-fuel burner and French doors lead out to the rear garden.

Well-presented kitchen/dining room also benefitting from a dual aspect with views to the front and rear elevation, with LED ceiling spotlights, an understairs storage cupboard and a separate utility room. The dining area boasts oak flooring, an open fireplace, space for a large dining table and chairs and an additional seating area by the front window.

The kitchen comprises a host of shaker style eye and base level units, a solid oak worksurface, ceramic wall tiles, a ‘Twyfords’ ceramic Belfast sink with a mixer tap, a single oven with a four-ring electric hob set within an inglenook and space for two under counter appliances.

The utility room benefits from a Velux sky light, ceramic tiled flooring, eye and base level units, a roll top worksurface, ceramic wall tiles, a stainless-steel sink with a mixer tap, space for a washing machine and access to a guest WC, the garage and a door to the garden.

Guest WC comprising continued tiled flooring, wall tiling, an exposed brick feature wall, a low-level WC and a wash hand basin.

Stairs rise to a galleried first floor landing with traditional panelled doors, a loft hatch and a storage cupboard halfway up the stairs.

Three well-presented bedrooms with two benefitting from being double in size and bedroom three offering an ideal single room or study.

The main bedroom features a traditional cast iron fireplace, a window to the front elevation and a walk in storage cupboard.

The second bedroom boasts part raked high ceilings, a period cast iron fireplace, a generous storage cupboard and a door with a step leading down to a low ceiling height room currently being used as a study area with a window.

Modern shower room comprising timber effected flooring, attractive wall boards, a large walk-in shower cubicle with a rainwater shower head and additional shower wand, a wall hung wash hand basin with a vanity unit beneath, additional storage units and a low-level WC.

Nestled down Gold Street, the property is neatly set back from the road, enclosed by a traditional low level red brick wall with wrought iron gates. The property features a delightful cottage style front garden with a well-kept lawn, a host of well stocked planted borders, a vegetable plot and a pathway leading to the front door. A driveway provides off road parking for one car and access to the single garage.

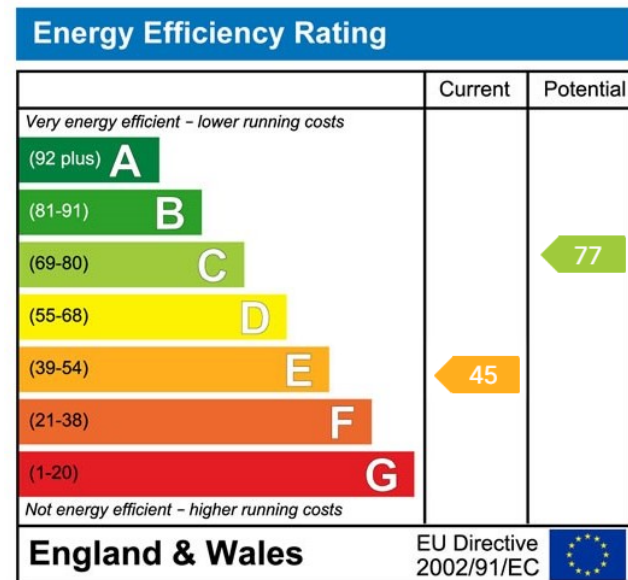
The garage benefits from power, light supply and an integral door into the utility room.

The charming part walled rear garden has been designed with low maintenance in mind, featuring a two block paved seating areas, planted borders, a brick outdoor store and access to a separate annexe. The fantastic brick-built annexe offers a variety of uses, currently being used as an Airbnb, with the additional potential to be used as a home run business (subject to relevant consent), a suite perfect for visiting guests or a fourth bedroom to the main house, ideal for multi-generational families.





- Entrance Hall - 3.18m x 2.51m (10'5" x 8'3")
- Living Room - 5.94m x 4.34m (19'6" x 14'3") max
- Dining Area - 3.99m x 2.44m (13'1" x 8'0")
- Kitchen Area - 4.27m x 1.52m (14'0" x 5'0")
- Main Bedroom - 3.84m x 3.53m (12'7" x 11'7")
- Bedroom Two - 4.01m x 3.12m (13'2" x 10'3")
- Bedroom Three - 2.51m x 2.31m (8'3" x 7'7")
- Annexe Bedroom - 4.6m x 4.32m (15'1" x 14'2") max
- Shower Room - 3.56m x 1.98m (11'8" x 6'6")
- Annexe Living Room - 5.23m x 4.75m (17'2" x 15'7")



Disclaimer: These particulars do not form part of any offer or contract and should not be relied upon as statements or representations of fact. Any areas, measurements of distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive.

63 High Street, Market Harborough, Leicestershire, LE16 7AF

