



Hall Hill, Brigstock
£275,000 Guide Price Freehold

**Sharman
Quinney**

Key Features



- 2 double bedrooms
- Lounge diner
- Downstairs wet room, upstairs bathroom
- Established cottage garden
- Character features

A beautifully presented two double bedroom cottage full of character and period charm. Upon entering the property, you are welcomed into the entrance hall featuring an attractive Victorian tiled floor, with stairs directly ahead leading to the first floor accommodation. The cottage offers well-proportioned living space throughout, combining traditional features with modern comforts.

The ground floor provides a comfortable living area and a fitted kitchen, whilst upstairs you'll find two generous double bedrooms and a family bathroom.

Externally, the property benefits from a private garden, providing an ideal space for relaxing and entertaining.



This delightful cottage would make an ideal first-time purchase, investment opportunity, or downsizing option, offering characterful accommodation in a sought-after location. With planning permission for a two storey rear extension the property also offers the opportunity to add a further bedroom.(Planning Reference: NE/25/00806/FUL).

Agents Note: Please note that the AML fee covers the cost of carrying out the required identity and anti-money laundering checks. Once these checks have been completed, the fee cannot be refunded, even if the property purchase does not go ahead.





Ground Floor

First Floor

Total floor area 100.1 m² (1,078 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.propertybox.io

**Sharman
Quinney**

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01832 735589

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1: These particulars do not constitute part or all of an offer or contract. 2: The measurements indicated are supplied for guidance only and as such must be considered incorrect. 3: Potential buyers are advised to recheck the measurements before committing to any expense. 4: Sharman Quinney has not tested any apparatus, equipment, fixtures, fittings or services and it is the buyers interests to check the working condition of any appliances. 5: Sharman Quinney has not sought to verify the legal title of the property and buyers must obtain verification from their legal representative. 6: Intending purchasers will be asked to produce identification documentation at a later stage and we would ask your co-operation in order that there will be no delay in agreeing the sale. Ref: THR103904 - 0003

