



## 246 Hoyles Lane, Cottam – PR4 0LD

£650,000 Freehold

A Fantastic Barn Conversion Brimming with Character • Impressive Kitchen with Aga & Utility Room • Expansive & Light Family Lounge with Log-Burner • Double Garage with Barn Doors & Plenty of Parking to the Front of the Property • Spacious, Airy & Light Hallway and Landing • Luxurious Bedrooms (some with Fitted Wardrobes & Velux Windows for Extra Light) • Spacious Family Bathroom with Separate Shower • Downstairs WC • Separate Lounge/Diner • Expansive Rear Garden with Summer House

  
**Clarkson Holden**  
estate agents





Stunning 5-bed barn conversion with character and elegance. Expansive lounge, Aga kitchen, double garage, airy bedrooms, serene garden with summer house. A harmonious blend of comfort and rustic charm awaits on Hoyles Lane.

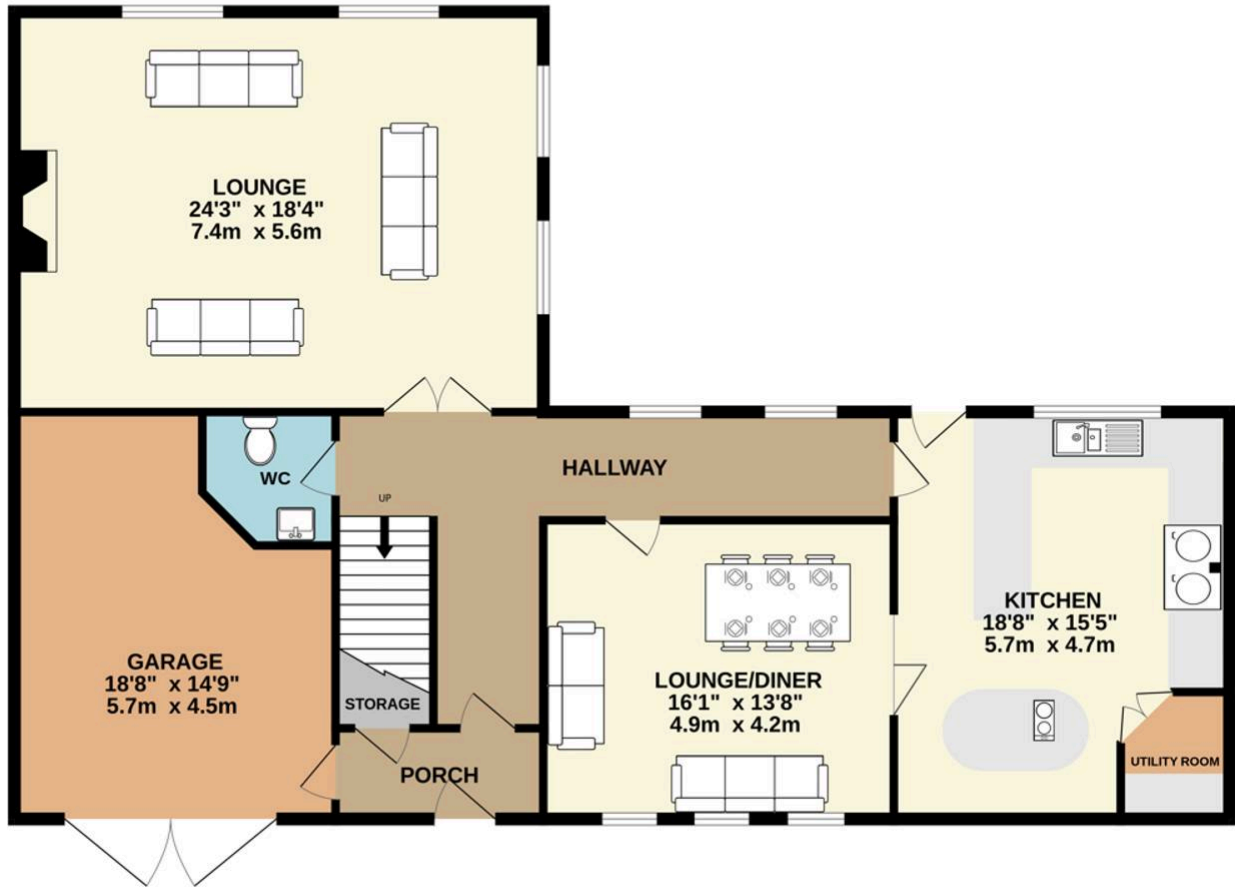
Council Tax band: F - £3,579

Tenure: Freehold

EPC Energy Efficiency Rating: C

EPC Environmental Impact Rating: C

GROUND FLOOR



1ST FLOOR



For Further Information, Please Call Us on 01772 298298!