







# Smithy Cottage

Hulse Lane, Lach Dennis

Charming 2-bed semi-detached cottage in serene setting. Spacious, flexible accommodation with large reception rooms, cottage-style kitchen, utility room, W/C. Two double bedrooms, large bathroom. Sprawling quarter-acre outdoor space with mature plot, detached garage, and open fields. No onward chain. Tranquil haven with rustic charm and modern conveniences.

Council Tax band: E

Tenure: Freehold

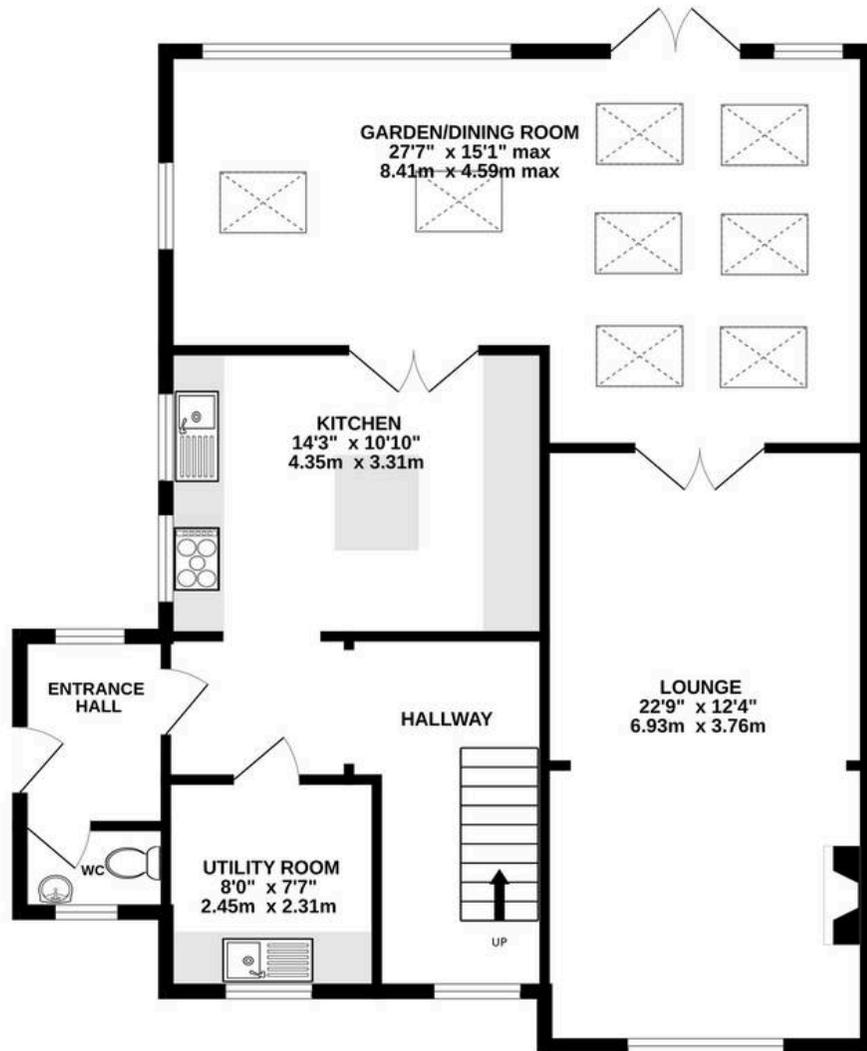
EPC Energy Efficiency Rating: C

EPC Environmental Impact Rating: D

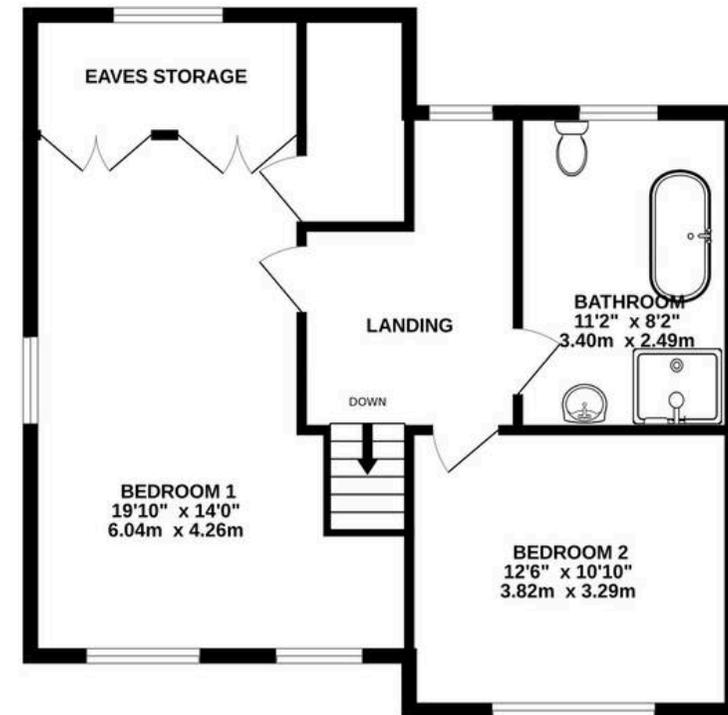
- A pretty and largely extended cottage in a beautiful setting
- Two generous double bedrooms and a large bathroom with potential to configure into a three bedroom
- Spacious and flexible accommodation including large reception rooms and a lovely cottage style kitchen
- A mature plot stretching nearly 1/4 acre with a gated driveway and detached garage
- A wonderful setting with open fields to the front and rear



GROUND FLOOR  
1036 sq.ft. (96.2 sq.m.) approx.



1ST FLOOR  
633 sq.ft. (58.8 sq.m.) approx.



TOTAL FLOOR AREA : 1668 sq.ft. (155.0 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.



## Stuart Rushton & Company

Stuart Rushton & Co, 35 King Street – WA16 6DW

01565 757000

[enquiries@srushton.co.uk](mailto:enquiries@srushton.co.uk)

[www.srushton.co.uk](http://www.srushton.co.uk)



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