

# Poppy Cottage



Welcome to Poppy Cottage, a delightful cottage with a master ensuite bedroom, a second double bedroom, and bathroom. A downstairs third ensuite bedroom/study, open-plan kitchen and sitting room, a laundry room, and integral garage



Artists impressions



£520,000

Poppy Cottage

# Ground floor layout

Open the front door of Poppy Cottage and you'll find yourself in a beautiful shaker-style kitchen with plenty of space for a table and chairs. The floor is a timeless, natural, slate with the benefit of under-floor heating running throughout the ground floor. From the kitchen, you can access the integral garage and also find the bespoke solid wood staircase to lead you upstairs.

Beyond the kitchen is the sitting room area which is flooded with light through its large patio doors and once the warmth of the day has ebbed away, a traditional 5Kw log burner makes the room feel cosy into the evenings. The sitting room has natural wood flooring which is easy to maintain and looks and feels beautiful underfoot.

The third bedroom/study has views out over the back garden and an ensuite jack-and-jill shower room doubling as a cloakroom for guests. The wall tiles in the shower room are a soft stone colour to harmonise with the natural wood of the doors. The solid wood basin stand, handmade by our master craftsman, Simon Osborne, supports a natural slate top beneath a white porcelain basin.

The bathroom floor although looking like a natural material is in fact a non-slip porcelain tile, far safer for bathroom areas. There is also an electric connection point to allow for a cabinet or shaving/toothbrush socket, and a heated towel rail for warm, cosy towels when you step out of the shower.

Behind the stairs, you'll find the laundry room with direct access to the garden, useful to kick off shoes and boots after a muddy walk, or space to keep the doggy 'till dried off. With a sink, plenty of wall cupboards, and space for your washing machine and tumble dryer, this makes for a very useful room.





# Downstairs Floorplan

Approximate room sizes

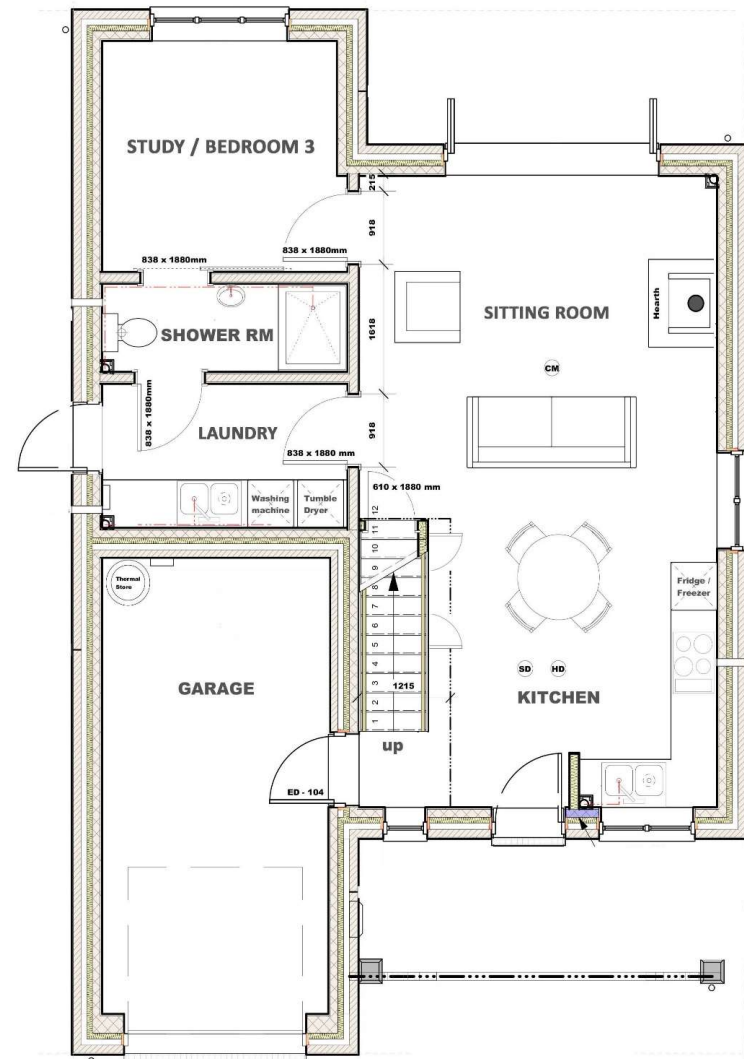
Bedroom 3/study: 3.1m x 2.1m

Laundry Room: 3.2m x 1.9m

Shower Room: 3.2m x 1.1m

Garage: 5.7m x 3.0m

Gross internal floor area (excluding garage) = 110 m<sup>2</sup>



# First floor layout

At the top of the stairs, you will find a hand-built solid wood-fronted storage cupboard, handy for storing away essential towels and bedlinen, with plenty of space for suitcases and other bulky items.

The master bedroom suite at Poppy Cottage is spacious and inviting with a feature dormer window to the front and a floor-to-ceiling window on the western side. The ensuite bathroom with its simple glass shower enclosure makes full use of the characterful roof line and is built to the same interior design spec as the shower room downstairs.

The second double bedroom also makes for an interesting space with its sloping ceilings, as does the adjacent roomy bath and shower room.

Step into the hallway and the stairwell is filled with light pouring through the south-facing skylight, reflecting sunshine off the staircase glass banisters, and when the light catches them just right, pretty little rainbows are projected all around the surrounding walls creating a magical space.

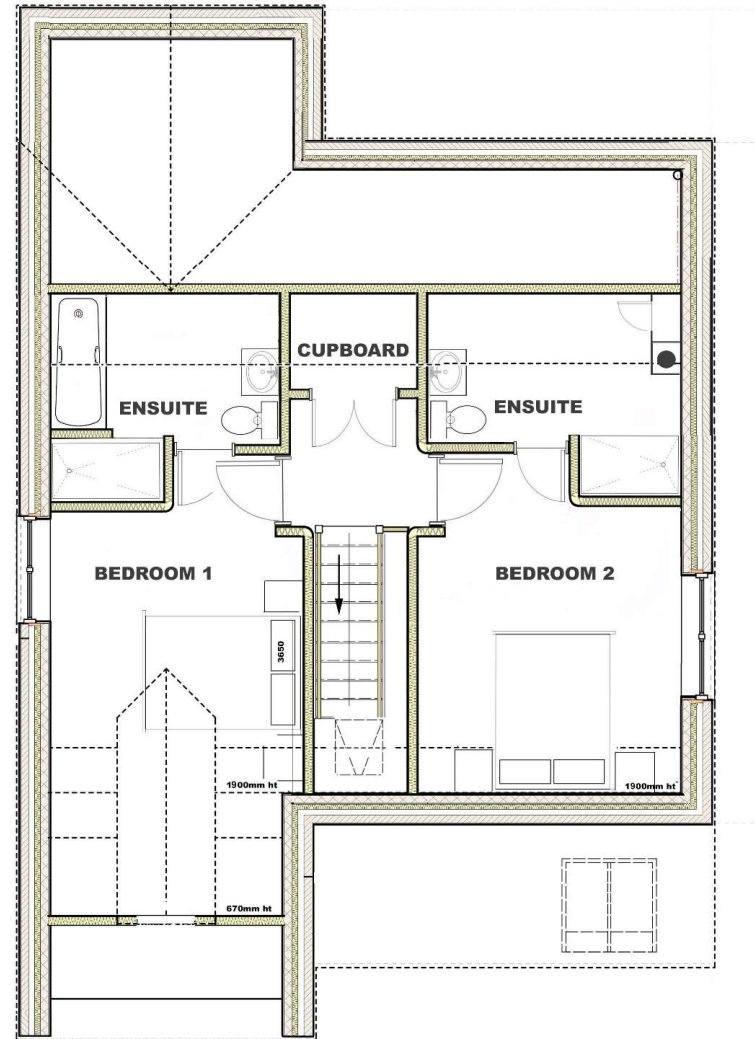


# Upstairs Floorplan

Approximate room sizes

- Bedroom 1: 5.1m x 3.0m
- Ensuite 1: 3.3m x 2.8m max
- Bedroom 2: 3.4m x 3.2m
- Ensuite 2: 3.4m x 2.9m max

Gross internal floor area (excluding garage) = 110 m<sup>2</sup>



# Gardens

The front garden of Poppy Cottage is lawned and left free for your own plans but is designed with a traditional cottage garden in mind as these country favourites will happily flourish here. Likewise enclosing the front garden is a traditional low, wooden picket fence leading to the pathway that runs from the drive to a slate doorstep edged in brick.

The garage at the top of the drive has a retractable door that can easily be automated. It is also built with the capacity to install an electric car charger. Should you ever wish, the space has the potential to be converted to extend the downstairs living area as it is constructed to the same cavity wall specification as the rest of the house.

The back garden is laid to lawn with a small patio leading out from the sitting room. A perfect spot to enjoy alfresco summer dining, for relaxing or wildlife watching. There is a handy outside tap for filling your birdbath and watering your plants along with a waterproof socket useful for a sprinkle of fairy lights.

The surrounding countryside with its glorious meadows, Devon banks, and hedgerows are filled with wildflowers, from primroses and cow parsley in early Spring to bluebells, foxgloves, oxeye daisies, and abundant late summer harvests of blackberries and sloes for delicious puddings and preserves.



# Contact us



If you would like to know more about Poppy Cottage or arrange to have a look around, please get in touch and we would be delighted to have a chat with you.

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More information is available on our website [www.wrenwoodbarns.co.uk](http://www.wrenwoodbarns.co.uk)