

**SOU813**  
Available

## SOUTH DISTRICT

**£2,850,000**



### FEATURES

- 4 Bedrooms
- 1 Bathrooms
- Double car port
- Partly Furnished
- Private Pool
- Private Parking
- Private Garden



New to the market is this charming Colonial-style cottage, dating back to the early 1800s, is rich in history and character, showcasing many of its original features. Nestled in the sought-after South District, the property offers a blend of timeless elegance and modern potential. Inside, the home features four spacious bedrooms and a single bathroom, with an additional external WC. The inviting living room boasts a working fireplace and opens onto a beautiful veranda that overlooks the lush garden and pool area. A separate dining room provides an elegant space for entertaining, while the fully fitted kitchen, complete with a scullery, grants access to a private back patio or terrace. Set on an expansive 888m<sup>2</sup> plot, the property is surrounded by an extensive garden with original flower beds, mature trees, and a dedicated BBQ area. At the heart of the outdoor space is a private swimming pool (7m x 3.5m), accompanied by a charming pool house. A double carport provides convenient parking with direct access to the home, while additional loft space and outbuildings offer valuable storage solutions. The home retains its original wooden and slate flooring, while air-conditioning ducts have already been installed for added comfort. Significant updates include a full rewiring in 2007 and a re-felted roof. With planning permission already granted for further extensions, this exceptional property offers ample opportunity to expand and enhance its unique character. Plans are available upon request. Viewing is highly recommended to truly appreciate the charm and potential of this remarkable home.

|                       |                   |                         |                               |
|-----------------------|-------------------|-------------------------|-------------------------------|
| <b>Interior Size:</b> | 160m <sup>2</sup> | <b>Ownership:</b>       | Leasehold 132 years remaining |
| <b>Exterior Size:</b> | 728m <sup>2</sup> | <b>Rates:</b>           | TBC                           |
| <b>Plot Area:</b>     | 888m <sup>2</sup> | <b>Service Charges:</b> | TBC                           |
| <b>Furnishing:</b>    | Partly Furnished  | <b>Price per sqm:</b>   | £5,438.93                     |