



## 84 Barrier Bank, Cowbit, PE12 6AQ

**£175,000**

- Countryside views
- Ample off road parking to front
- Quaint cottage
- Popular village location
- Two bedrooms
- External office
- Nice flowing layout
- Must view to be appreciated

Set in the highly sought-after village of Cowbit, this charming cottage enjoys beautiful open field views to the front. The property boasts generous frontage, providing ample off-road parking for multiple vehicles.

Inside, the home blends character features with a modern touch, creating a warm and inviting living space. Upstairs offers two well-proportioned bedrooms along with a contemporary shower room.

This delightful cottage would make a wonderful home—early viewing is highly recommended.

### Lounge 13'10" x 12'3" (4.22m x 3.75m)



Entrance door to front. Window to front. Feature fireplace with inset log burner. Stairs to first floor landing. Carpeted.

### Kitchen 6'9" x 12'4" (2.06m x 3.78m)



UPVC window and door to rear. Matching base and eye level units with work surfaces over. Sink unit with drainer and mixer tap over. Space for fridge/freezer. Space for free standing cooker. Extractor hood. Space and plumbing for washing machine. Wood effect flooring.

### Utility Room 4'5" x 4'11" (1.37m x 1.52m)



UPVC window to rear. Space and plumbing for washing machine. Space for tumble dryer. Radiator. Boiler.

### First Floor Landing



Doors to bedrooms and bathroom.

### Bedroom 1 10'11" x 12'3" (3.34m x 3.75m)



UPVC window to front. Radiator. Carpeted.

**Bedroom 2 6'11" x 6'10" (2.12m x 2.10m)**

UPVC window to rear. Radiator. Wood effect flooring.

**Shower Room 8'7" x 4'11" (2.63m x 1.52m)**

UPVC window to rear. Shower cubicle with shower over. Toilet. Wash hand basin. Heated towel rail. Radiator. Vinyl flooring.

**Outbuilding 5'10" x 7'9" (1.78m x 2.38m)**

Door to front. Window to side. Power and light connected. Door to WC with toilet and wash hand basin.

**Outside**

The front of the property has a gravel area providing off road parking. Lawn area. The rear garden is enclosed by timber fencing. Lawn area.

**Property Postcode**

For location purposes the postcode of this property is: PE12 6AQ

**Additional Information**

PLEASE NOTE:

All photos are property of Ark Property Centre and can not be used without their explicit permission.

**Anti-money Laundering (AML) Checks**

If you wish to proceed with an offer on this property, we are required under HMRC regulations to carry out anti-money laundering (AML) checks for all prospective buyers and sellers. We take this responsibility seriously and ensure that all checks are conducted securely and in line with current guidelines. To facilitate this process, our trusted partner, Coadjute, will manage the verification on our behalf. Once an offer has been accepted (subject to contract), Coadjute will send you a secure link to complete the biometric identification checks electronically.

Please note that a non-refundable fee of £27 + VAT per person applies for this service, with payment processed directly through Coadjute.

These AML checks must be completed before we are able to issue the memorandum of sale to the solicitors confirming the transaction. If you have any questions regarding this process, please do not hesitate to contact our office.

**Verified Material Information**

Tenure: Freehold

Council tax band: A

Annual charge: No

Property construction: Brick built

Electricity supply: National Grid  
 Solar Panels: No  
 Other electricity sources: No  
 Water supply: Anglian Water  
 Sewerage: Mains  
 Heating: Gas central heating  
 Heating features: No  
 Broadband: As stated by Ofcom, Standard, Superfast and Ultrafast is available.  
 Mobile coverage: As stated by Ofcom, Indoor - EE is Likely over Voice and Data. Three is Limited over Voice and Data. O2 is Limited over Voice and Data. Vodafone is Limited over Voice and Data.  
 Mobile coverage: As stated by Ofcom, Outdoor - EE is Likely over Voice and Data. Three is Likely over Voice and Data, O2 is Likely over Voice and Data. Vodafone is Likely over Voice and Data.

Parking: Driveway  
 Building safety issues: No  
 Restrictions: No  
 Public right of way: No  
 Flood risk: Surface water - low. Rivers and the sea - medium. Other flood risks - Groundwater - flooding from groundwater is unlikely in this area. Reservoirs - flooding from reservoirs is unlikely in this area.  
 Coastal erosion risk: No  
 Planning permission: Please refer to South Holland District Council Planning Portal for any planning applications.  
 Accessibility and adaptations: No  
 Coalfield or mining area: No  
 Energy Performance rating: D56

### Viewing Arrangements

Viewing is by appointment with Ark Property Centre only. We suggest you call our office for full information about this property before arranging a viewing.

### Offer Procedure

Please note: before an offer is agreed on a property you will be asked to provide I.D and proof of finance, in compliance Money Laundering Regulations 2017 (MLR 2017). The business will perform a Money Laundering Check as part of its Money Laundering Policy.

If a cash offer is made, which is not subject to the sale of a property, proof of funds will be requested or confirmation of available funds from your solicitor.

### Ark Property Centre

If you are thinking about selling your property or are not happy with your current agent - we can offer a FREE valuation service with no obligation.

### Referral & Fee Disclosure

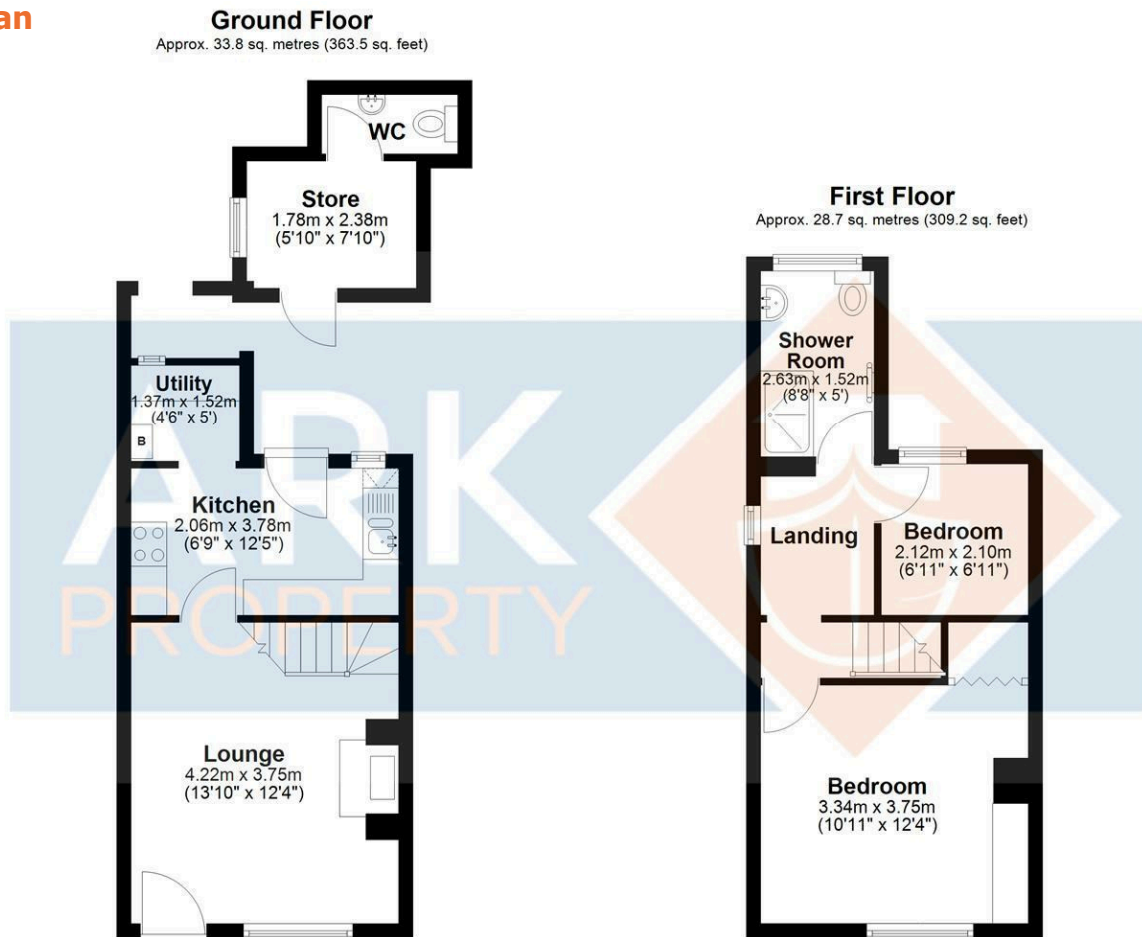
We can also offer full Financial and Solicitor services.

We have strong relationships with a panel of trusted solicitors and mortgage advisors. Because we refer a high volume of work to them, they're able to provide our clients with preferential service and competitive rates. If we introduce you to one of these solicitors or mortgage advisors, we may receive a referral fee of between £100 and £250. We only work with firms we trust to deliver high-quality advice and good value. You are free to use any solicitor or mortgage advisor you choose, but we hope you find our recommended panel competitive and helpful.

### Disclaimer

These particulars, whilst believed to be accurate are set out as general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has authority to make or give representation or warranty in respect of the property. These details are subject to change.

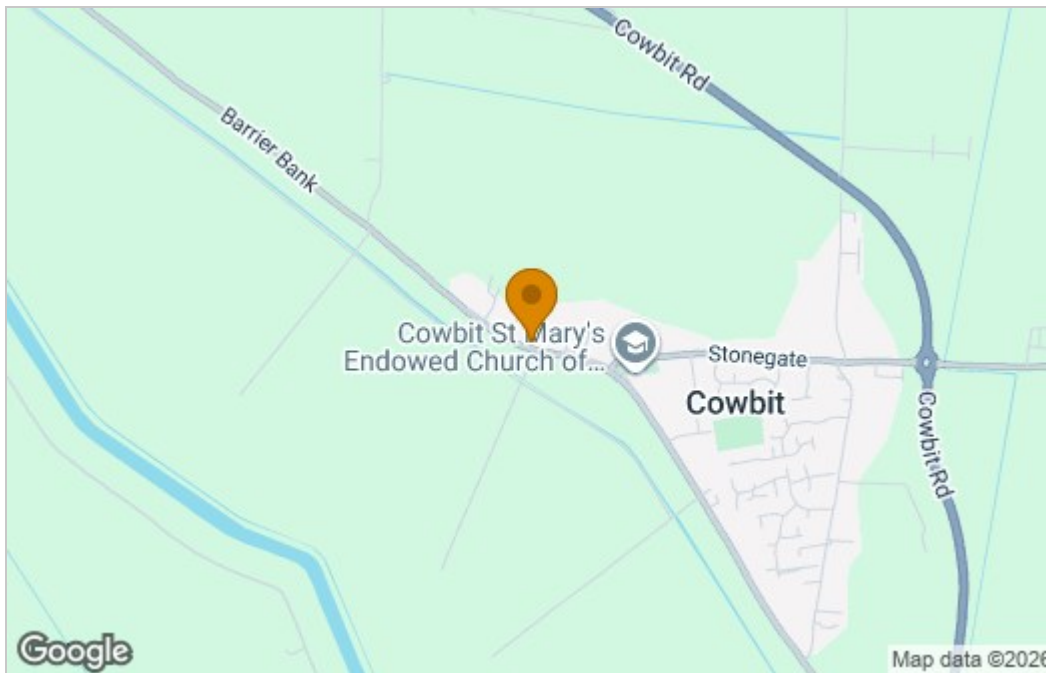
## Floor Plan



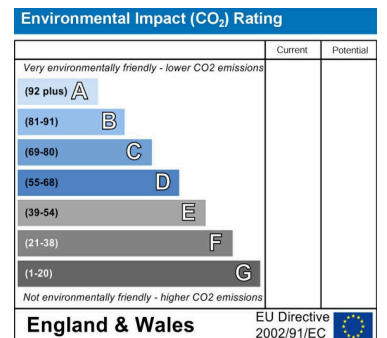
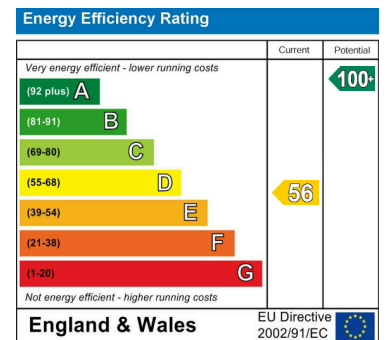
Total area: approx. 62.5 sq. metres (672.7 sq. feet)

Floor plan created by Matte Black Media.  
Plan produced using PlanUp.

## Area Map



## Energy Efficiency Graph



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