



Cuckoo Cottage, Lodge Farm The Green, West Tytherley, Salisbury, Wiltshire, SP5 1LA

£1,000



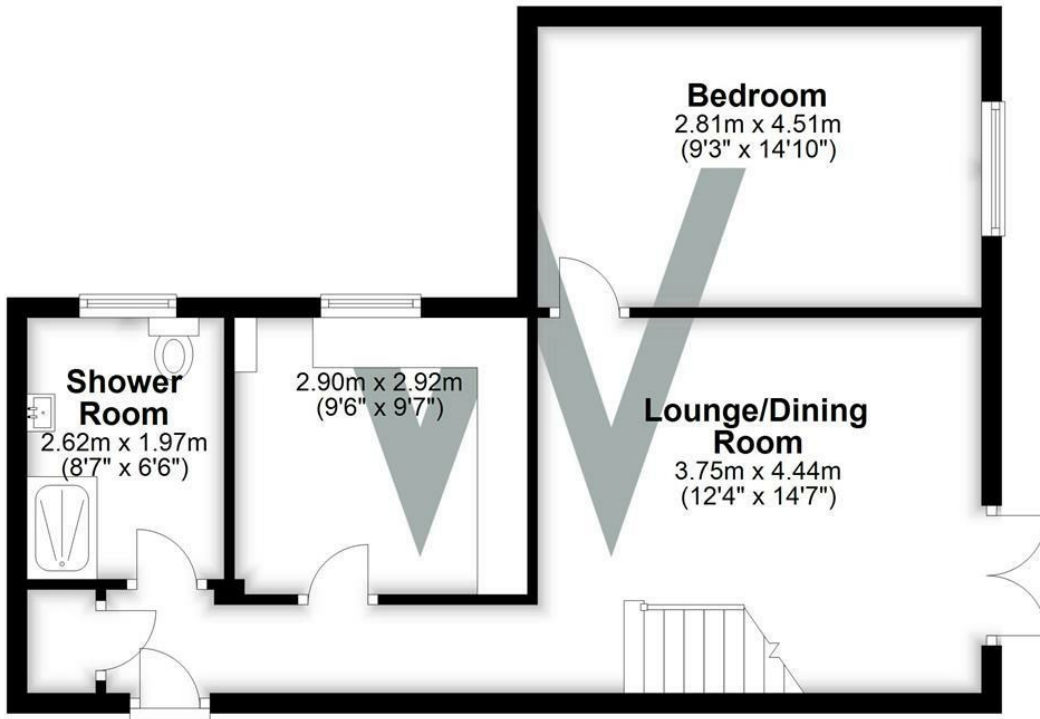
**General Description**

A semi-detached two-bedroom barn conversion set on the grounds of Lodge Farm with far-reaching country views to the rear. Large enclosed garden space. Well appointed throughout and available either furnished or unfurnished. Accommodation comprises an Entrance hall, a sitting room with french doors to a patio and a garden. Well-appointed kitchen (Cooker, Washing machine and Fridge). Large double bedroom on the ground floor and a further double bedroom on the first floor and eaves space. Modern shower room.

The property is situated on the back corner of the landlord's and owner's farm yard (to the side and rear of their own property) all accessed via an electrically controlled gate. (EITHER FURNISHED OR UNFURNISHED)

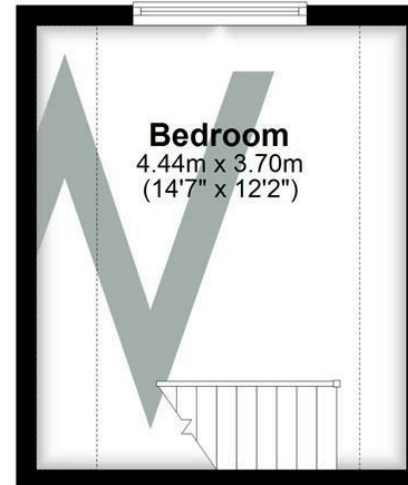
## Ground Floor

Approx. 49.3 sq. metres (530.5 sq. feet)



## First Floor

Approx. 16.4 sq. metres (176.9 sq. feet)



Total area: approx. 65.7 sq. metres (707.4 sq. feet)

### Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		<b>98</b>
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>	<b>54</b>	
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

**WHITES**  
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