

Cottage in good condition from the mid-1800s, extended in 2007, with approx. 80 m² living area and a low, undeveloped attic. Southwest-facing terrace of 16 m². Heating via underfloor heating (hall, bathroom, guesthouse), wood-burning stove, open fireplace, two wood stoves, and portable oil-filled radiators. Water from a deep-drilled well and a dug well. Sewage to a three-chamber septic tank with infiltration (2005). Guesthouse of approx. 13 m², barn approx. 35 m², woodshed approx. 15 m², additional outbuilding approx. 10 m². Plot of 16 644 m² extending down to Lillesjön (200 m from the house) with a private boat spot. 500 m to another lake and 1 km to a nature reserve. Approx. 130 km from Helsingborg.

Video Tour: <https://youtu.be/z9BpMndna-A>

Price: SEK 1 650 000 (approx. EUR 148 000)

Description: <https://www.oedegaarde.dk/Beskrivning/CMFRITIDSHUS5L3KQ6PPRRP0Q6CS>

Äskebo Björkelund 101 near Hyltebruk is an authentic cottage of approx. 80 m² with roots in the mid-1800s, extended in several stages, most recently in 2007. The house has a metal roof from approx. 2005 and was repainted externally in 2024. The facade is wooden, and the windows are older single-pane with detachable inner windows and hand-blown glass, adding a touch of history. Water is supplied from a deep-drilled well and a dug well with a yard pump for drinking water. The sewage system is a three-chamber septic tank with infiltration from 2005. The electrical system is new from 2007 with circuit breakers and an earth-fault breaker. Heating is provided by underfloor heating in the hall, bathroom, and guesthouse, a wood-burning stove (Morsø) with a glass door, an open fireplace in the living room, two wood stoves (Norrahammar No. 26 and Skillingaryd No. 27A), and portable oil-filled radiators that can be remotely controlled via SMS. The chimney sweep conducted a fire safety inspection of the chimney in 2023, but a fixed ladder, anti-slip protection, and a fireproof plate need to be added.

The entrance is through an extended hall/kitchen with tiled floor and underfloor heating, washing machine, and sink. The bathroom from 2005 has a tiled floor with underfloor heating, wooden panelling on walls and ceiling, shower, toilet, and sink. The older kitchen has a wooden floor, lower ceiling height (approx. 1.90 m), electric stove with two burners, wood stove, fridge/freezer, microwave, dining area, and ample storage. A staircase from the kitchen leads to the attic, with approx. 1.65 m height in the centre, primarily for storage or potentially a sleeping loft. A fine entrance with double doors opens to the veranda. The bedroom has newer wooden flooring and two single beds. The living room features wide plank floors, wooden panelling on the ceiling, and a large open fireplace. In the older extension, the ceiling height is higher, approx. 2.10 m, and here there is an additional large living room/bedroom with wooden flooring, two single beds, a bunk bed, a wood-burning stove, and another wood stove. This room also has a separate entrance and storage space for the portable radiators. In total, there are 10 sleeping places in the house and guesthouse. Most furniture and other loose items can be purchased or included, depending on the buyer's wishes and agreement with the seller.

In addition to the house, there is a small barn of approx. 35 m² with an asbestos cement roof and an added guesthouse of approx. 13 m² from 2013 with tiled floor and underfloor heating, two single beds, a bunk bed, and a patio door (though no patio currently). A water line is connected to the guesthouse but not in use. The barn offers ample storage space and tables/benches plus tableware for approx. 40 guests. There was previously a large tipi used for parties, but it is unfortunately damaged and gone, though something similar could be recreated in the future! There is also a smaller garage space for garden equipment. Additionally, there is a woodshed of approx. 15 m² and another outbuilding of approx. 10 m² for storage.

The plot spans 16 644 m² (approx. 1.7 hectares or 3.5 acres) and extends all the way down to Lillesjön, approx. 200 m from the house, where there is a private boat spot. Approx. 500 m to the

slightly larger Jansbergssjön with several swimming spots and good fishing, including zander. The surroundings consist of mixed deciduous forest, mainly birch, as well as fruit trees (apple and plum), berry bushes, and open areas around the house. A charming stone wall and Småland fence mark the property boundary. There is also an area with older spruce and pine, but no significant forestry value. However, the property can easily be self-sufficient in firewood and timber for household needs. The property is secluded, located on a side road off a small gravel road with only one neighbour at a comfortable distance, not intrusive. The road is virtually traffic-free, used almost exclusively by local residents. Noise from road 26 can occasionally be faintly heard in the distance (2.5 km away), especially in winter, but the environment is truly quiet and undisturbed. Approx. 1 km to the beautiful Mårås nature reserve with fine beech forest and hiking trails. Approx. 4 km to Hyltebruk village with all necessary shopping, and approx. 6 km to a well-maintained swimming area at Stora Skärhultasjön. Approx. 13 km to Rydö golf club. Approx. 44 km to Ullared and the famous Ge-Kås shopping. Approx. 55 km to Halmstad and the ferry to Grenå, as well as the same distance to Falkenberg. Approx. 58 km to Isaberg Mountain Resort and the western theme park High Chaparral. Approx. 130 km from Helsingborg and 185 km from Malmö.