



BRITISH
PROPERTY
AWARDS

2018



GOLD WINNER

ESTATE AGENT
IN STAMFORD

nest
ESTATES

6 East End, Langtoft

Peterborough, PE6 9LP

Offers in Excess of £700,000

SUMMARY

- Four Bedroom Grade II Listed Barn Conversion
- Idyllic Village Location
- 0.35 Acre Plot
- Carport & Workshop
- Five Reception Rooms
- Kitchen Dining Room & Utility Room
- Downstairs WC, En Suite & Family Bathroom
- Gated Access & Landscaped Gardens





*** CARPORT & WORKSHOP ***

*** 0.35 ACRE PLOT ***

Church Barn is a beautiful Grade II listed barn conversion in the heart of Langtoft village and close to local amenities.

The property offers approx 3400 Sq Ft of accommodation inclusive of car port & workshop.

Church Barn comprises; Entrance hall, snug, living room, study, utility room, downstairs WC, kitchen dining room, separate dining room, sitting room, four double bedrooms, en suite to master bedroom, family bathroom with four piece suite, car port & workshop, landscaped gardens & gated access.

The Lincolnshire village of Langtoft is around 10 miles north of Peterborough and 8 miles east of Stamford. It's also close to Market Deeping and a scattering of delightful market towns offering an extensive range of shops, restaurants, schools and essential amenities.

The Waggon & Horses pub is just down the road and serves home-cooked food with a friendly and welcoming atmosphere. The village also hosts a village hall and a Grade I listed church, along with a general store and Post Office.

For schooling, choose from the village primary school with secondary education at Arthur Mellows Village College nearby, alternatively Copthill Independent Day School is a manageable 11-minute drive away. Further options include Stamford Endowed Schools close by and The King's Cathedral School in Peterborough, easily accessed via the A15 in 20 minutes. Here, you'll also find the Railway Station with trains to London King's Cross taking around 49 minutes.

Alternatively, take the A1175 to visit Tallington Lakes Leisure Park (c. 10mins), the famous Georgian market town of Stamford, or Rutland Water for a world of outdoor adventure.



Tenure: **Freehold**

EPC Rating: **N/A**

Council Tax Band: **F**

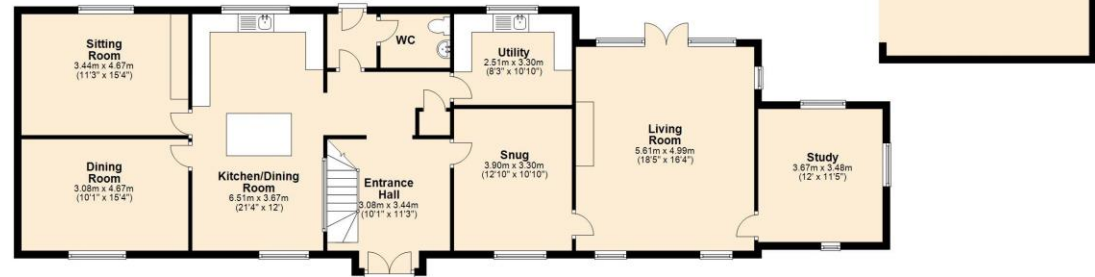
Local Authority: **South Kesteven District Council**

Services: **Gas Central Heating**

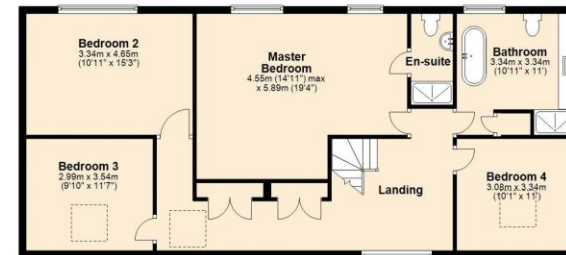
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Ground Floor
Approx. 219.9 sq. metres (2367.3 sq. feet)



First Floor
Approx. 99.7 sq. metres (1072.8 sq. feet)



Total area: approx. 319.6 sq. metres (3440.3 sq. feet)

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