

Main Street, PE9 3BH  
Ufford  
Stamford  
£850,000

Hurfords



4



3



Awaiting



6

- 4 Double Bedroom Former Stables
- 2 En-Suite Bathrooms
- Oil Fired AGA Style Oven
- Parquet Flooring and Exposed Beams
- Double Garage
- Large Driveway
- Huge Potential

# The Old Stable Main Street Ufford Stamford PE9 3BH

This former old stables was converted in to a home many years ago and offers 4 double bedrooms and a large ground floor footprint ideal for large families and great for entertaining. Boasting character features and parquet flooring, this home has huge potential. Offering over 2500 sqft of accommodation, this former stables was converted to a 4 bedroom home. Set over 2 floors, the ground floor features a huge sitting room with double French doors opening to the garden. Retaining the character features the ceiling has exposed timbers and the floor benefits from the parquet flooring.

The ground floor also benefits from a large dining room as well as a home office perfect for workers from home. The kitchen is off the main entrance and offers a country feel with stone flooring and a large oil fired AGA style oven as well as a modern electric oven and hob. From the kitchen there is also the benefit of a utility room leading out to the rear garden area. Moving upstairs there are four double bedrooms, two featuring their own en-suites and fitted storage and the other two having sinks.

The family bathroom consists of a bath with separate shower, W/C and pedestal basin. The bathroom has been updated recently but could do with some decoration. In addition the home boasts an integrated double garage and plenty of off road parking on the large driveway. The garden is mainly to the front and comprises of a large lawn area with mature trees and shrubs and completely enclosed.

This home although some updating is required in areas has huge potential and situated in the sought after village of Ufford where property rarely becomes available. This will make a fabulous family home and viewing is essential!

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The Old Stable, MainStreet Ufford, Stamford  
 Approximate Gross Internal Area  
 Main House = 235 Sq M/2529 Sq Ft  
 Garage = 23 Sq M/248 Sq Ft  
 Total = 258 Sq M/2777 Sq Ft



Please note that the location of doors, windows and other items are approximate and this floorplan is to be used for illustrative purposes only. Unauthorized reproduction is prohibited.



## Rooms/Measurements

- Sitting Room 27'9" x 15'1"
- Study 10'9" x 10'6"
- WC/Utility Room 8'3" x 7'0"
- Dining Room 18'0" x 15'1"
- Kitchen 18'11" x 15'1"
- Utility 8'9" x 8'7"
- Double Garage 18'1" x 15'9"
- Bedroom One 15'1" x 14'3"
- Bedroom Two 18'9" x 10'6"
- Bedroom Three 11'10" x 11'1"
- Bedroom Four 11'8" x 10'11"

**TENURE: FREEHOLD**



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