

Barn Hill, PE9 2AE  
Stamford  
Lincolnshire  
£400,000

Hurfords



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- Charming 2 Bedroom Home
- Town Centre Location
- Rated One of the Best Streets in Stamford
- Off Road Parking for 1 Vehicle
- Great Investment Property or Holiday Let
- Courtyard Garden
- Outbuilding with Potential

# The Courtyard, Barn Hill Stamford Lincolnshire PE9 2AE

Tucked away on one of the most historic streets in Stamford town centre is this charming 2 bedroom stone property offering a courtyard garden as well as off road parking and a generous entertaining space.

The ground floor has 2 entrances, the main entrance opens up to a spacious living room with exposed stone wall to add to the character. From the living room there are a set of stairs with updated glass balustrades leading to a mezzanine floor which houses the master bedroom which is a great size, filled with light from the roof lights and glass balustrades. Also from the staircase you reach Bedroom 2, a generous single room which could house bunk beds if required and benefits from its own fitted wardrobes. Both of these rooms share a recently updated wet room with floor to ceiling tiles, a stunning shower, basin & W/C in a modern design.

The living room leads through to a recently updated kitchen featuring integrated under counter fridge and separate freezer, dishwasher and Neff Oven with induction hob this is a generous room with plenty of space for a table & chairs and an additional door leading out to the courtyard.

Externally to the front of the home there is a large courtyard which is gated with space for a vehicle and access to the large outbuilding which provides additional storage but could also be adapted to further useful space such as a home office or utility room as there are full electrics installed.

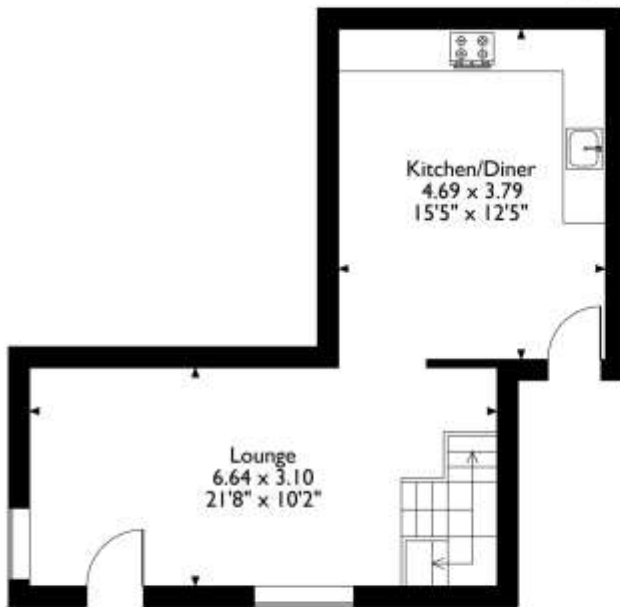
Viewing this home is essential to take in the quaint charm on offer!



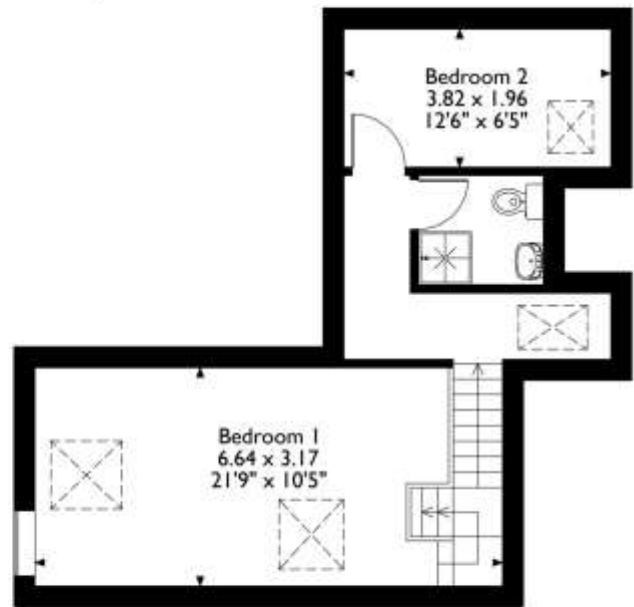
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The Courtyard, BarnHill, Stamford, Lincolnshire  
Approximate Gross Internal Area  
76 Sq M/818 Sq Ft



**Ground Floor**



**First Floor**

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

Lounge 21'8" x 10'2"  
Kitchen/Diner 15'5" x 12'5"  
Bedroom One 21'9" x 10'5"  
Bedroom Two 12'6" x 6'5"

**TENURE: FREEHOLD**





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