

Main Street, PE9 3DN
Barnack
Stamford
£450,000

Hurfords



3



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Exempt



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- Stunningly Refurbished 3 Bedroom Cottage
- Popular Village Close to Stamford
- Enclosed Courtyard Garden
- Stunning Local Walks, School and Village Pub
- Exposed Beams & Character Features
- Home Office Space
- Ideal for Holiday Lets, Second Home, Small Family or Couple

Corner Cottage Main Street Barnack Stamford PE9 3DN

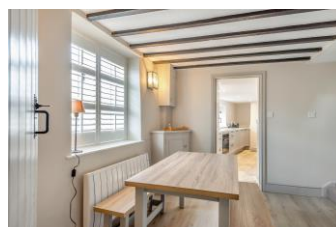
Entering through the front door you are met with a generous entrance porch rare in old cottages with a downstairs W/C ideal for when entertaining guests finished to a high quality and a small window to the rear to bring in light. To the right is a large sitting room, this room is steeped in character with the ceiling beams exposed, updated shutters on the windows and a door to the rear courtyard bringing in bags of light to this great space. To the left of the entrance hall is the dining room, again with exposed beams and new shutters offering a touch of luxury and benefitting from a built-in cupboard for added storage. Moving through the ground floor you enter the most incredible kitchen, well thought out with a log burner in the chimney breast ideal for those cooler nights and adding a beautiful feature when entertaining guests. The kitchen benefits from a huge range of base units, integrated dishwasher, electric hob and single oven. The kitchen has cleverly been fitted with luxury quartz worktop but made to fit all the nooks and crannies and really adds to the premium finish. This room benefits from windows both to the front and rear again bringing a light and adding an airy feel to the space and again a door to the rear outside courtyard. Moving upstairs there are 3 good sized bedrooms. Bed 1 offers a dormer window to the front as well as a skylight to the rear, fitted with new carpets and spanning almost 5 metres long. Bed 2 to the other end of the cottage is again a great sized double room with a large dormer window to the rear overlooking the courtyard garden also with new carpets. This room benefits from a built-in wardrobe to save space on furniture.



Bed 3, although the smallest is still a great size room and would make a good sized single or even an office space for home workers. These 3 bedrooms all share the family shower room. A well thought out space with a large shower, sink on a panelled unit hiding the stair access from the ground floor with a stone top to add to the premium finish and a large, heated towel rail. To the front is always plenty of on the road parking in this quiet village location and to the rear is a stunning courtyard with a mixture of paving and gravel and white painted rendered walls to bounce light off this beautiful, enclosed garden. Again, a well thought out addition to the home.

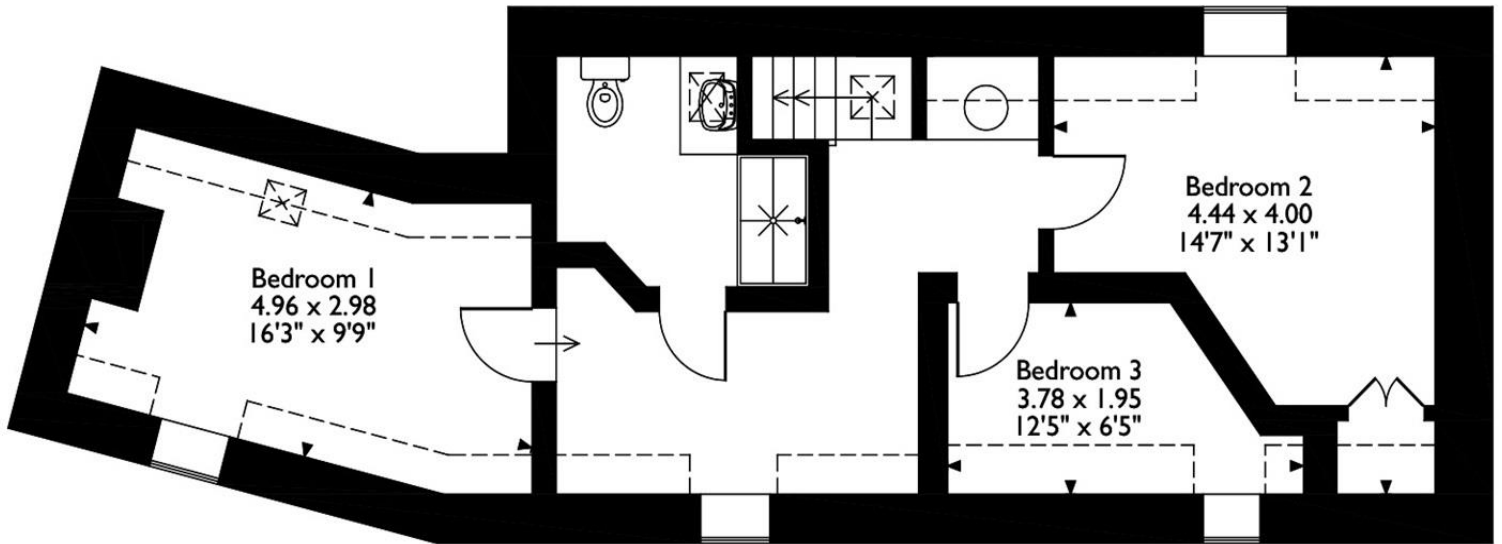
This cottage has been exceptionally upgraded and it is essential to view to take in all it has to offer.

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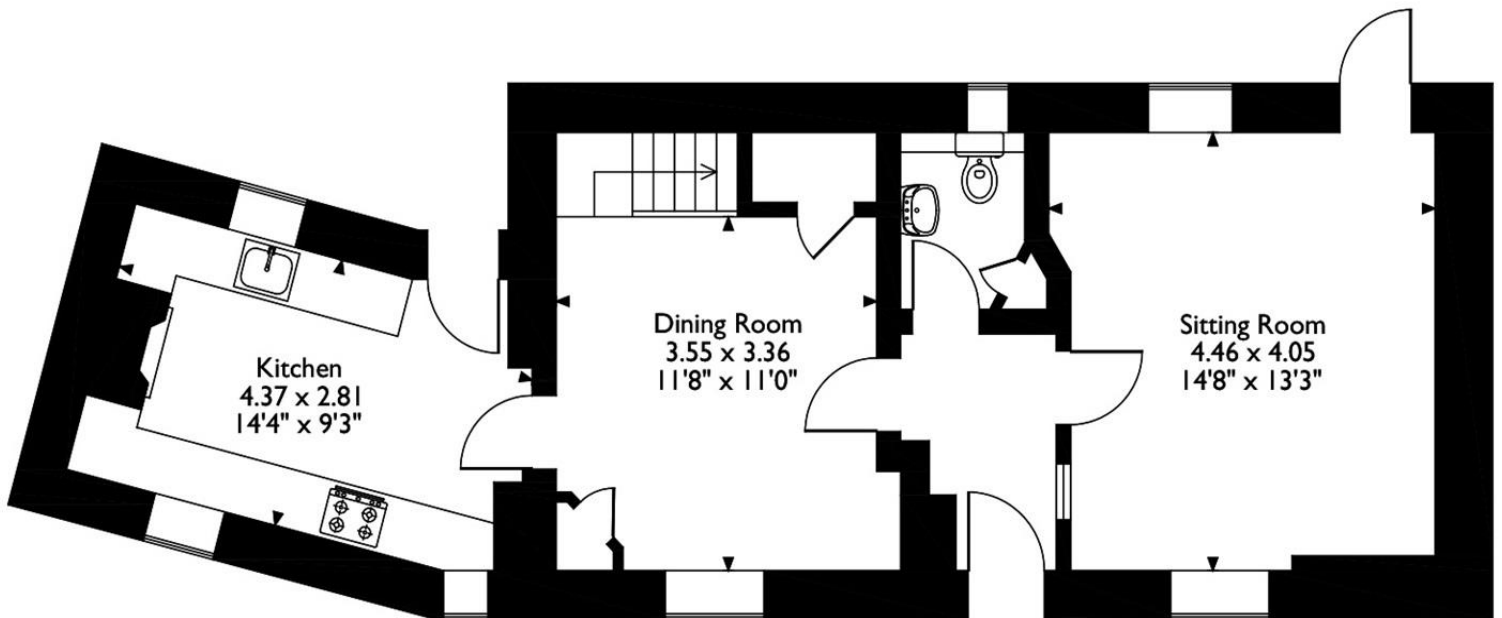


Corner Cottage, Main Street Barnack, Stamford

Approximate Gross Internal Area 102 Sq M / 1101 Sq Ft



First Floor



Ground 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

Kitchen 14'4" x 9'3"

Dining Room 11'8" x 11'0"

Sitting Room 14'8" x 13'3"

Bedroom One 16'3" x 9'9"

Bedroom Two 14'7" x 13'1"

Bedroom Three 12'5" x 6'5"

TENURE: FREEHOLD



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