



Hurfords

Main Road, Collyweston Stamford Freehold-£600,000



# Key Features



- Beautifully Presented 3 Bedroom Detached Cottage with 1 Bedroom Annex
- Sought After Village of Collyweston
- South Facing Enclosed Rear Garden
- Large Driveway with Gates
- Ideal for Commuters

Hurfords are delighted to welcome to the market this beautifully extended three-bedroom cottage, complete with a one-bedroom annex currently used as a successful Airbnb, located in the highly sought-after village of Collyweston. Just a short drive from Stamford and offering excellent commuter links via the A1 and A47, this charming property retains its character while offering modern, versatile living spaces.

As you enter the cottage, you are greeted by a generous lounge featuring exposed stonework and a cosy wood-burning stove, creating a warm and inviting atmosphere from the original part of the home. From the lounge, the property opens up into an impressive extended space. To the right, a dining room with vaulted ceilings provides an elegant area for entertaining, while a snug with bi-





fold doors leads out to the tranquil courtyard garden. To the right of the home, there is a large extended reception room currently utilised as a playroom and home gym. This space could easily be adapted into a fourth bedroom with an en-suite, subject to requirements.

On the left-hand side, you'll find a well-sized kitchen, complete with a breakfast bar and space for barstools, making it perfect for socialising. Additionally, there is a home office at the front of the property and a convenient downstairs WC perfect for when entertaining or families. The kitchen, snug, and playroom all benefit from direct access to the courtyard garden, a peaceful retreat perfect for summer evenings.

Upstairs, the property offers two spacious double bedrooms and a single bedroom, all sharing a beautifully updated family bathroom. The bathroom features floor-to-ceiling tiles, a Victorian-style roll-top bath, a rainfall shower, basin, and WC.

Outside, the cottage boasts a large garden, including a paved area ideal for outdoor dining and a lawn area perfect for children to play, all benefiting from the south-facing aspect. The current owners have converted the former garage into a stylish and modern one-bedroom annex, which has been successfully run as a

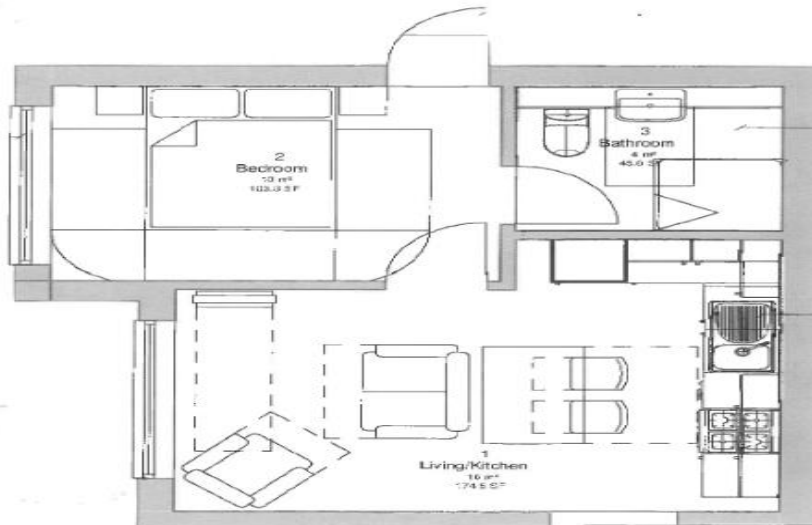
To view this property call Hurfords on:  
**01954 710620**



147 Sq M/1581 Sq Ft



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holiday let on Airbnb, offering great potential for additional income.

Both the main cottage and annex share a large driveway with additional outbuildings and secure gates to the front, providing ample parking and peace of mind. The property also enjoys stunning views over the Welland Valley, offering breathtaking sunsets.

This unique home offers an incredible blend of character, modern living, and investment potential. Early viewing is highly recommended to fully appreciate all it has to offer.



# Selling your property?

Contact us to arrange a FREE home valuation.

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