



Hurfords

Orchard Cottage Uffington Road, Stamford Freehold: £800,000



# Key Features

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- Attractive detached Georgian-style village home
- Situated in the desirable village of Barholm
- Five bedrooms
- Refurbished kitchen and bathroom
- Two reception rooms with wood-burning stoves

This attractive detached Georgian-style property occupies a pleasant position within the sought-after village of Barholm, enjoying a semi-rural setting while remaining conveniently located approximately five miles from Stamford.

The property has been thoughtfully extended in 2011 and further improved in recent years, including refurbishment of the kitchen and bathroom in 2023, resulting in a comfortable and well-balanced family home.

The ground floor accommodation is both flexible and welcoming. There are two well-proportioned reception rooms, each featuring a wood-burning stove, providing comfortable spaces for both everyday living and entertaining. One reception room spans the length of the property and benefits





from good natural light, with doors opening directly onto the garden.

The open-plan kitchen and dining area forms the heart of the home and offers a practical yet sociable space, well suited to family life and gatherings, with direct access to the garden.

To the first floor, the principal bedroom benefits from an en-suite shower room and enjoys views over the surrounding countryside. There are four further bedrooms, all offering versatility for family use, guests, or home working, along with a family bathroom that has been updated in recent years.

Outside, the property is set within a generous and private garden, featuring a patio seating area, lawn, and pond, with open rural views beyond. A detached garage provides additional storage and has been adapted to include a gym or home office space, offering excellent flexibility. The driveway provides off-road parking for multiple vehicles and includes an EV charging point.

Located in a well-regarded village with a strong sense of community and a local public house, Barholm offers the appeal of village living while remaining well connected to nearby market towns and transport links. An early viewing is recommended to fully appreciate the



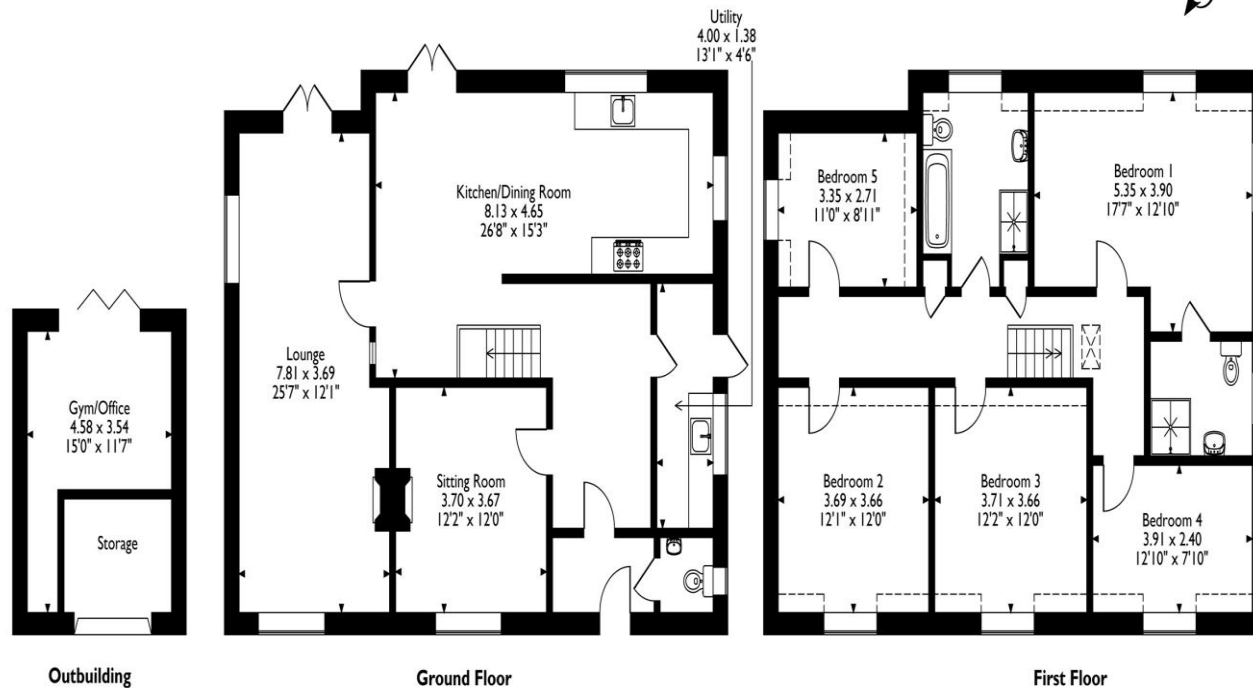
Orchard Cottage, Barholm, Stamford, Lincolnshire

Approximate Gross Internal Area

Main House = 192 Sq M / 2066 Sq Ft

Outbuilding = 16 Sq M / 172 Sq Ft

Total = 208 Sq M / 2238 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.

accommodation, setting, and overall appeal of this home.

Ideally positioned for access to Stamford, Bourne, Market Deeping and Peterborough.

# Selling your property?

Contact us to arrange a FREE home valuation.

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