



Cherry Cottage & The Dovecote, Tixover Grange, Tixover,  
Stamford, PE9 3QN

 **NEWTON FALLOWELL**

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## Key Features

- Stunning Detached Period Home with Converted Dovecote
- Two Double Bedrooms
- Lounge / Diner & Modern Kitchen
- Refitted Shower Room
- Stunning Communal Gardens
- South Facing Aspects
- Age Restrictions to Over 55's
- Part Freehold & Leasehold
- EPC Rating F
- Leasehold

£249,950





Set in the heart of Tixover Grange sits Cherry Cottage and The Dovecote, a former estate building linked to the Grange having been converted to residential accommodation for over 55's with a recent addition of a former Dovecote. The home boasts TWO BEDROOMS, a spacious lounge / diner, modern fitted kitchen, refitted shower room and further dressing room/home office/occasional bedroom with a fully insulated and partly boarded loft space which can be accessed by a drop down ladder. There are communal grounds maintained by the estate with woodland, lake and an expanse of lawns.



On approaching Tixover Grange, the property is set towards the upper edge of the development with parking available to the rear. From here there is a footpath through to the front of the property in a private grouping of properties which front on to lawned gardens. On entering the home, you'll be greeted by the hallway which leads to most of the accommodation and hosts useful storage space. To one end of the property is the main bedroom which hosts fitted wardrobes and has an adjoining additional dressing room/office/occasional bedroom. The shower room has been refitted offering a three piece suite with generous double shower. The kitchen also offers a modern kitchen with a range of units and ample space for appliances. The living/dining room offers a spacious light and airy room for both entertaining and dining which leads to the newly linked Dovecote. The hallway leads to the circular Dovecote which has been renovated and incorporated into residential accommodation by the current owners, currently used as a further sitting room, but offers a multitude of uses and potential to create a mezzanine level. A viewing of this home is essential for it to be fully appreciated.



Entrance hall 4.70m x 1.04m (15'5" x 3'5")

Kitchen 2.39m x 2.49m (7'10" x 8'2")

Living room 5.31m x 3.51m (17'5" x 11'6")

Hallway 2.09m x 0.80m (6'11" x 2'7")

Dovecote 4.03m x 4.01m (13'2" x 13'2")

Shower room 2.19m x 1.73m (7'2" x 5'8")

Bedroom One 3.44m x 3.10m (11'4" x 10'2")

Office/Dressing room 3.14m x 3.08m (10'4" x 10'1")

Agent Note: 0.00m x 0.00m (0'0" x 0'0")

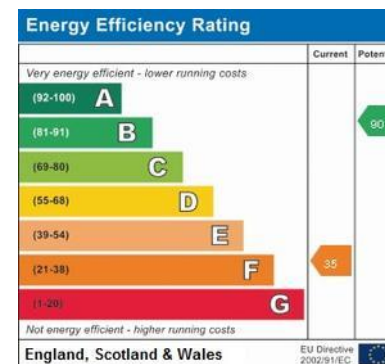
The property is part Freehold (The Dovecote) and part Leasehold.

GROUND FLOOR  
775 sq.ft. (72.0 sq.m.) approx.



TOTAL FLOOR AREA : 775 sq.ft. (72.0 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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**COUNCIL TAX INFORMATION:**

Local Authority: Rutland County Council  
Council Tax Band: C

**AGENTS NOTE:**

Please note these particulars may be subject to change and must not be relied upon as an entirely accurate description of the property. Although these particulars are thought to be materially correct, their accuracy cannot be guaranteed, and they do not form part of any contract. Some measurements are overall measurements and others are maximum measurements. All services and appliances have not and will not be tested.

**ANTI-MONEY LAUNDERING REGULATIONS:**

Intending purchasers will be required to provide identification documentation via our compliance provider, Lifetime Legal, at a cost of £55 per transaction. This will need to be actioned at the offer stage and we would ask for your cooperation in order that there will be no delay in agreeing the sale.

**REFERRAL FEES:**

Newton Fallowell and our partners provide a range of services to buyers, although you are free to use an alternative provider. We can refer you on to Mortgage Advice Bureau for help with finance. We may receive a fee of £300 if you take out a mortgage through them. If you require a solicitor to handle your purchase, we can refer you on to our in-house solicitors. We may receive a fee of £200 if you use their services.