



5 West Street, Kings Cliffe, Stamford, PE8 6XB

 **NEWTON FALLOWELL**

3 2 3

## Key Features

- \*\*\*PERIOD COTTAGE AVAILABLE\*\*\*
- Grade II listed
- Village location
- 3 double bedrooms with office/4th bedroom
- 2 additional reception rooms
- Family bathroom and ensuite
- Conservatory with uPVC patio doors
- Private courtyard garden
- EPC Rating Exempt
- Freehold

£495,000





\*\*\*PERIOD COTTAGE AVAILABLE\*\*\* Stunning example of period stone cottage, Grade II listed, located in the ever-popular village of Kings Cliffe. This family home is set in the heart of King's Cliffe, a popular village with many amenities including multiple shops, pub, school, gym, and doctor's surgery. The property is deceptively spacious, boasting an interior with well-proportioned rooms, and a private courtyard with storage/BBQ area.

As you enter the property there is the living room with log store feature and laminate wooden flooring throughout the ground floor, hallway leading into the cellar with electrical sockets, utility room, snug towards the rear, bright and airy conservatory with uPVC patio doors and open kitchen with ample storage, integrated appliances and bespoke Italian oven with 6-ring gas hob completes the ground floor.

Proceeding to the charming master bedroom, it retains period features with its beamed ceiling and neutral decor, family three-piece bathroom is well-appointed with shower unit and additional storage, second spacious double bedroom and office/bedroom perfect for anyone who works from home. On the second floor we have the final double bedroom which currently has space for two large wardrobes and ensuite with bath and shower over, tiled flooring and heated towel rail.

Outside you have on-street parking and a rear courtyard with raised flower bed and mature trees and plants, single storage shed and BBQ area, all contained in a private area with minimal noise and overlook.

This charming period cottage combines modern convenience with historical character, making it a must-view for any prospective buyer seeking a unique family home in a vibrant community.

Living room 3.84m x 3.12m (12'7" x 10'2")

Kitchen 4.73m x 4.90m (15'6" x 16'1")

Hallway 2.05m x 1.39m (6'8" x 4'7")

Cellar 1.61m x 2.32m (5'4" x 7'7")

Utility 2.01m x 1.64m (6'7" x 5'5")

Snug 3.68m x 3.36m (12'1" x 11'0")

Conservatory 1.96m x 5.22m (6'5" x 17'1")

Landing 1.06m x 2.37m (3'6" x 7'10")

Bedroom one 4.27m x 5.39m (14'0" x 17'8")

Bedroom two 3.52m x 4.24m (11'6" x 13'11")

Bathroom 2.92m x 1.65m (9'7" x 5'5")

Office 3.20m x 3.43m (10'6" x 11'4")

Bedroom three 5.23m x 4.53m (17'2" x 14'11")

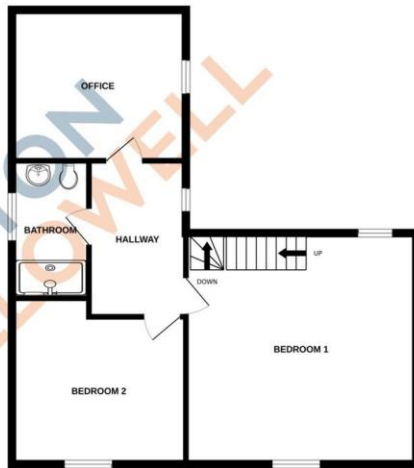
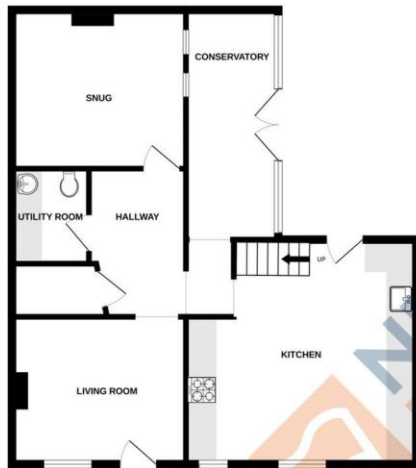
Ensuite 2.09m x 2.17m (6'11" x 7'1")

BASEMENT  
40 SQ.M. (427 SQ.FT.) APPROX.

GROUND FLOOR  
728 SQ.M. (7777 SQ.FT.) APPROX.

1ST FLOOR  
638 SQ.M. (6873 SQ.FT.) APPROX.

2ND FLOOR  
249 SQ.M. (2671 SQ.FT.) APPROX.



TOTAL FLOOR AREA : 1656 sq.ft. (153.9 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: East Northamptonshire  
Council Tax Band: D

### 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.