



Kylemore Cottage, Uffington Road, Barnack, PE9 3AD

 **NEWTON FALLOWELL**



Key Features

- Grade II Listed Victorian Station
- High Spec & Fully Refurbished Throughout
- Open-Plan Living Area
- Four Double Bedrooms
- Large Outdoor Garden Space
- Excellent Transport Links
- Off-Street Parking
- CCTV Security
- EPC Rating D
- Freehold

Guide price £759,500 - £775,000





****Grade II Listed - Former Victorian Station AVAILABLE****

Discover a piece of history with this stunning Grade II listed former Victorian station, a blend of charm and modernity, nestled in a picturesque rural location. Crafted from Stamford stone and originally constructed in 1840, this exceptional property has been thoughtfully extended and fully refurbished, creating a warm and inviting living space ideal for families.

Set just a five-minute drive from Stamford, this property sits opposite the signal box of the last manned crossing in the county. For those wishing to commute, direct train services from Stamford to Peterborough provide speedy access to London Kings Cross in approximately 45 minutes, while the A1 is conveniently located just beyond town.



The heart of the home features a spacious and light-filled layout, with oak-effect ceramic tiles throughout the ground floor. The newly installed wooden front door and aluminium double-glazed windows ensuring a boosted energy efficiency. The contemporary kitchen boasts painted timber units, sleek slimline Fenix worktops, and integrated appliances. The log-burner in the charming dining room, complete with a fireplace adorned with marble and a reclaimed oak surround.

Step outside to the expansive sandstone terrace, with bi-folding doors that seamlessly connect to a fully enclosed garden featuring a sunny lawn and mature shrubs. There's additional garden space running alongside the railway, ideal for green-fingered enthusiasts.

Upstairs, you will find four generously-sized double bedrooms, each capable of accommodating a king-size bed. The master bedroom features an en suite shower and French doors leading to a private balcony. A stylish family bathroom with a fitted bath and separate shower serves the additional bedrooms.

Practical amenities include a paved driveway that accommodates up to three cars, while two garden sheds offer excellent storage solutions. A CCTV camera at the front enhances security for added peace of mind and newly installed air source heat pump.

This delightful property is being sold without an onward chain, making it the perfect opportunity for those looking to immerse themselves in a unique community with a wonderful lifestyle. Don't miss the chance to own this character-filled



home that encapsulates the best of both worlds—historical charm combined with modern conveniences.

Contact us today to arrange a viewing and experience this enchanting residence for yourself!

Book Your Viewing Now!

Entrance hall

WC 1.02m x 1.47m (3'4" x 4'10")

Dining room 3.07m x 4.17m (10'1" x 13'8")

Utility room 2.26m x 3.28m (7'5" x 10'10")

Kitchen/Diner 2.95m x 6.88m (9'8" x 22'7")

Living room 5.66m x 6.83m (18'7" x 22'5")

Landing 4.65m x 4.65m (15'4" x 15'4")

Bedroom one 3.07m x 4.37m (10'1" x 14'4")

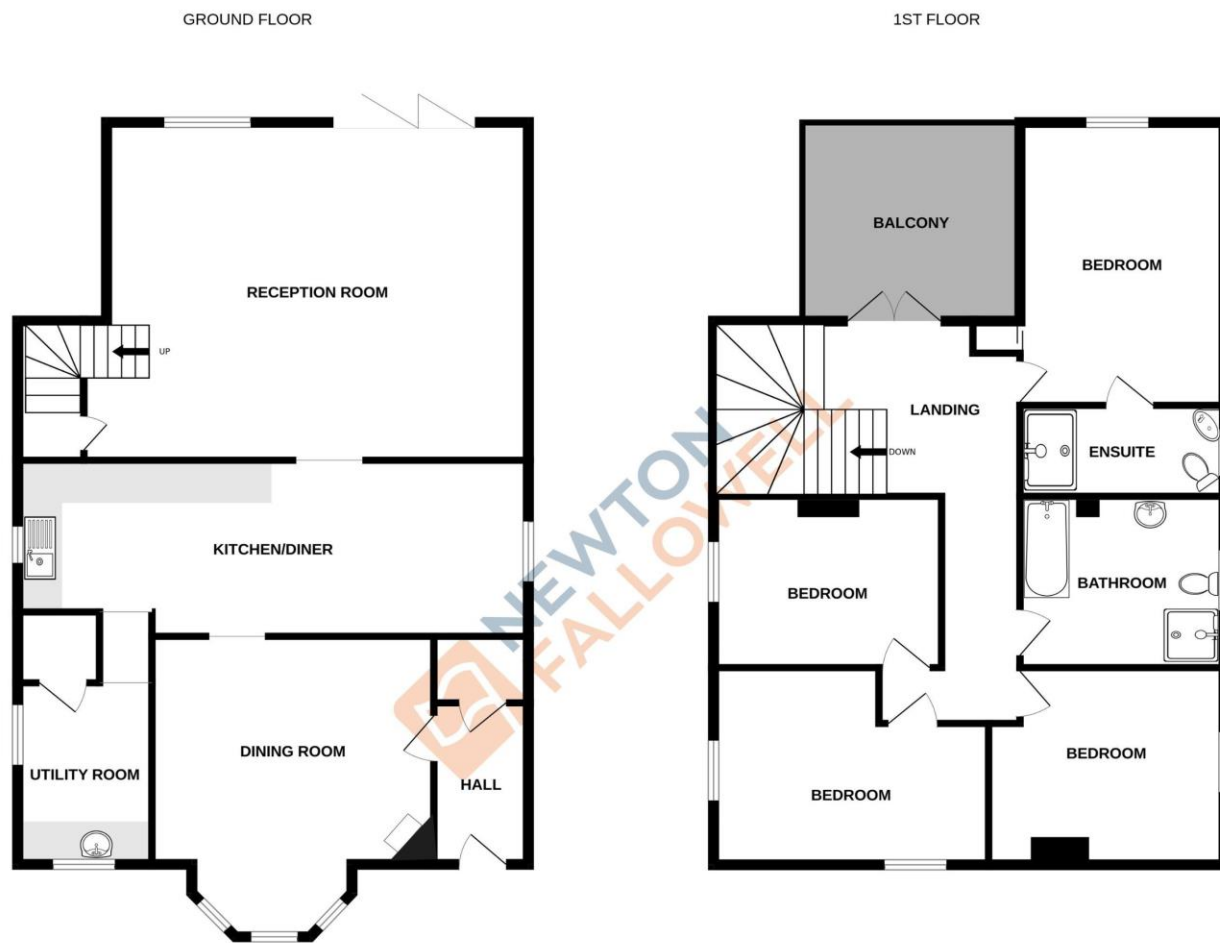
Ensuite 0.94m x 2.01m (3'1" x 6'7")

Bedroom two 3.3m x 4.19m (10'10" x 13'8")

Bedroom three 2.95m x 3.63m (9'8" x 11'11")

Bedroom four 3.23m x 3.3m (10'7" x 10'10")

Bathroom 2.16m x 2.92m (7'1" x 9'7")



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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Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		78 C
55-68	D	56 D	
39-54	E		
21-38	F		
1-20	G		

COUNCIL TAX INFORMATION:

Local Authority:
Council Tax Band: X

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.