



16 Main Street, Woodnewton, PE8 5EB

 **NEWTON FALLOWELL**



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## Key Features

- Character Stone Cottage
- Fantastic village location
- Close to Stamford and Oundle
- Two bedroom home
- Family shower room and ensuite
- Separate downstairs WC and Utility
- Off-road parking
- Rear garden
- EPC Rating G
- Freehold

£295,000





### \*\*\*Character Stone Cottage Now Available\*\*\*

Nestled in the heart of a charming village Woodnewton between Oundle and Stamford, this refurbished stone cottage blends character with modern comfort. Previously used as office spaces in the 1970s, it has undergone a comprehensive renovation, ensuring every detail meets contemporary standards. The property briefly comprises of two inviting bedrooms, a small garden, and off-road parking for two cars, this semi-detached home is perfectly suited for couples or those seeking a low-maintenance retreat.

As you step through the front door, you'll be welcomed into a light-filled hallway, complete with a convenient guest cloakroom/WC and utility room. To the right, the beautifully fitted kitchen beckons with its stylish painted wall and base units, complemented by elegant hardwood work surfaces and an inset sink. Equipped with modern integrated appliances, including an electric oven, extractor fan, hob, fridge, freezer, and dishwasher, the kitchen also boasts ample space for a dining table and chairs, making it ideal for entertaining.

Directly across from the kitchen, the spacious living room offers a warm and inviting atmosphere, highlighted by a charming feature fireplace that adds a touch of cozy elegance. This delightful cottage is not just a home; it's a perfect blend of historic charm and contemporary living, ideally situated for those looking to embrace the village life either on a permanent basis or as a perfect second home retreat.

Enquire to avoid disappointment and book in a viewing with us today!

Entrance hall

WC

Living room 5.3m x 3.4m (17'5" x 11'2")

Utility 2.51m x 1.42m (8'2" x 4'8")

Kitchen Diner 4.1m x 3.4m (13'6" x 11'2")

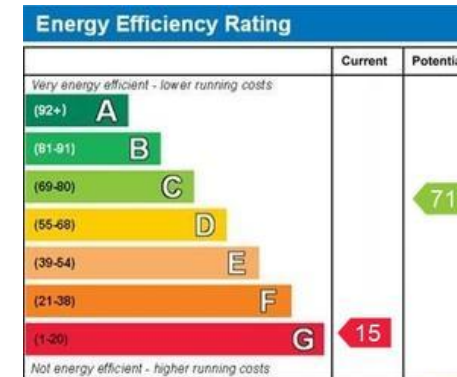
Landing

Bedroom 5.3m x 3.6m (17'5" x 11'10")

Bedroom 4.2m x 3.4m (13'10" x 11'2")

Ensuite

Shower room



#### COUNCIL TAX INFORMATION:

Local Authority: North Northamptonshire Council  
Council Tax Band: TBC

#### 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.

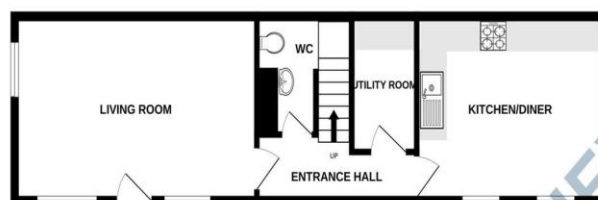
#### ANTI-MONEY LAUNDERING REGULATIONS:

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.

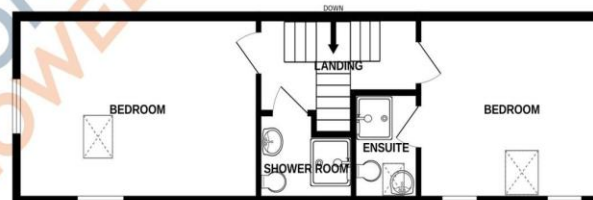
#### REFERRAL FEES:

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.

GROUND FLOOR  
467 sq.ft. (43.4 sq.m.) approx.



1ST FLOOR  
472 sq.ft. (43.9 sq.m.) approx.



TOTAL FLOOR AREA : 939 sq.ft. (87.3 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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