



The Windmill High Street, Duddington, PE9 3QE

 **NEWTON FALLOWELL**

 4  2  2

Key Features

- Stunning Four Bedroom Character Property
- Multiple Downstairs Reception Rooms
- Field Views all Around
- Substantial Wrap Around Plot
- Ample Off Road Parking, Double Garage and Outbuildings
- No Onward Chain
- Offering Great Scope and Potential
- Council Tax Band - G
- EPC Rating E

OIRO £700,000





No Onward Chain Newton Fallowell are delighted to present this beautiful four-bedroom family home, tucked away in the sought-after village of Duddington, with stunning uninterrupted views over open countryside - a truly one-of-a-kind setting.

As you enter the property, you're welcomed by a spacious entrance hall which provides access to all ground floor rooms. To the left, you'll find a well-appointed kitchen diner, offering ample worktop space and traditional pine cabinets - perfect for family meals or casual entertaining. Adjacent to this is a separate pantry and a recently refitted cloakroom for added convenience. Moving through the property, there's a formal dining room featuring a charming inglenook fireplace - a fantastic space for hosting. At the far end of the house, a cosy lounge awaits, complete with a feature fireplace and a large front aspect window that fills the room with natural light. Between these rooms, a second porch adds character and houses the staircase leading to the first floor.

Upstairs, you'll find four generous double bedrooms. The front bedroom benefits from dual-aspect windows, framing beautiful field views. The standout feature is the main bedroom, which opens through French doors onto a private patio area - the perfect spot for a morning coffee. A large family bathroom completes the floor and offers plenty of scope for updating.

Outside, the property is accessed via secure gates leading to a block-paved driveway with ample off-road parking. At the top of the drive sits a large double garage and a brick-built outbuilding with power - ideal for storage or a workshop.

Steps from the driveway lead to a truly unique, elevated plot. The wrap-around garden enjoys far-reaching views over surrounding farmland, creating a peaceful and private outdoor space that's hard to match.

Set in the historic village of Duddington - with its 12th-century church, stone bridge, and traditional pub - this home offers the perfect blend of rural charm and accessibility, just a short drive from Stamford.





Entrance Hall 2.15m x 4.01m (7'1" x 13'2")

Downstairs WC 1m x 1.52m (3'4" x 5'0")

Kitchen Diner 4.47m x 3.53m (14'8" x 11'7")

Pantry 2.15m x 0.78m (7'1" x 2'7")

Dining Room 4.58m x 4.6m (15'0" x 15'1")



Lounge 3.71m x 4.7m (12'2" x 15'5")

Bedroom One 4.18m x 5.63m (13'8" x 18'6")

Bedroom Two 3.8m x 4.6m (12'6" x 15'1")

Bedroom Three 3.61m x 3.61m (11'10" x 11'10")

Bedroom Four 3.39m x 2.83m (11'1" x 9'4")

Bathroom 2.97m x 3.64m (9'8" x 11'11")

Double Garage 5.63m x 4.01m (18'6" x 13'2")

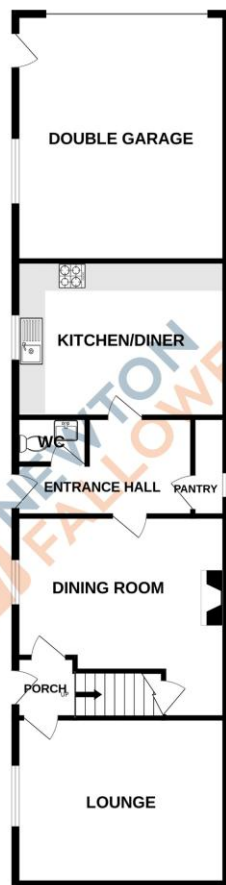
Outbuilding 2.71m x 3.84m (8'11" x 12'7")







GROUND FLOOR
1116 sq.ft. (103.7 sq.m.) approx.



1ST FLOOR
1021 sq.ft. (94.8 sq.m.) approx.



TOTAL FLOOR AREA: 2137 sq.ft. (198.5 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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Score	Energy rating	Current	Potential
92+	A		94 A
81-91	B		
69-80	C		
55-68	D		
39-54	E	43 E	
21-38	F		
1-20	G		

COUNCIL TAX INFORMATION:

Local Authority:
Council Tax Band: G

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.