



Ivy Cottage, 7 Tixover Grange, Tixover, Stamford, PE9 3QN

 **NEWTON FALLOWELL**

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Key Features

- Exquisite Barn Conversion
- 16-Acre Serene Surroundings
- Premium Interior Features
- Thoughtful Bedroom Design
- Energy Efficiency - D
- Comprehensive Refurbishment
- Convenient Parking and Garage
- Over 55's complex
- EPC Rating D
- Leasehold

£338,000





****NO ONWARD CHAIN**** Nestled within the picturesque Tixover Grange, Ivy Cottage stands out as an exceptional barn conversion with distinctive features. This over 55's property boasts a meticulously landscaped 16-acre communal ground, providing residents with serene patio areas, well-maintained lawns, and charming ponds. Ivy Cottage itself offers a remarkable standard of living, with an inviting Entrance Hall, a well-appointed Kitchen Dining Room featuring quartz worktops, and a spacious Living Room that opens to the rear. Three Double Bedrooms, including two with built-in wardrobes, and a lavish four-piece Bathroom complete the first-floor layout. The property is tailored to those aged 55 and above, with energy-efficient features like UPVC windows and an electric combination boiler. A comprehensive refurbishment four years ago, involving a "back to brick" transformation, ensures the utmost quality in every detail.

Upon entering Ivy Cottage, the first impression is one of sophistication and practicality. The Entrance Hall offers ample storage, setting the tone for the functional design throughout and a modern two piece cloakroom for convenience. A well-equipped Kitchen Dining Room showcases premium units and quartz worktops, providing an ideal space for culinary endeavors. The Living Room, adorned with double doors leading to the rear, invites natural light and seamless indoor-outdoor living. Moving to the first floor, a well-lit Landing grants access to three Double Bedrooms, where comfort meets style. The thoughtfully designed bedrooms include built-in wardrobes for practical storage solutions. The four-piece Bathroom reflects luxury and attention to detail, offering residents a spa-like retreat within the comforts of home.

Ivy Cottage not only impresses with its interior but also offers practical amenities and outdoor features. Convenient parking options include multiple spaces near the property, with an additional garage just a short walk away. The garage not only provides parking but also offers power, lighting, and convenient storage. The property's extended lease of 990 years, starting from 08/08/2022, ensures long-term security. A monthly service charge of £276.97 covers various services, including water supply and waste, window cleaning, gutter maintenance, and the upkeep of the expansive 16-acre grounds. An additional annual fee of £88 for the garage covers electricity, service charge, garage door maintenance, and ground rent, making Ivy Cottage a well-rounded and hassle-free residence. Viewings are highly recommended to fully appreciate the spaciousness, quality, and idyllic surroundings this property affords.





Entrance hall 2.78m x 5.39m (9'1" x 17'8")

Cloakroom 0.98m x 1.82m (3'2" x 6'0")

Living room 5.21m x 5.43m (17'1" x 17'10")

Kitchen breakfast room 3.7m x 5.39m (12'1" x 17'8")

Landing 2.79m x 4.62m (9'2" x 15'2")

Bedroom one 4.01m x 5.42m (13'2" x 17'10")

Bedroom two/Utility 2.46m x 3.68m (8'1" x 12'1")

Bedroom three 2.75m x 3.01m (9'0" x 9'11")

Bathroom 2.75m x 3.1m (9'0" x 10'2")

Agent Note

Lease: Newly extended for 990 years from 01/01/2022.

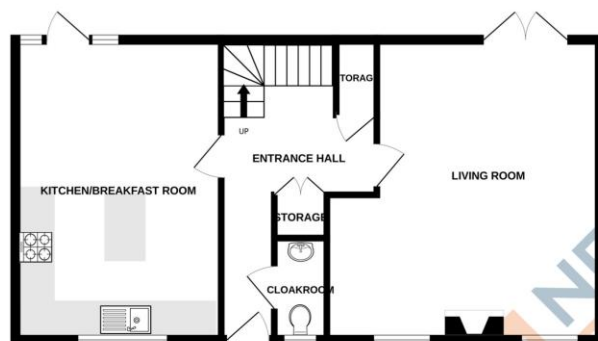
Monthly Service Charge: £293.34 covers water, waste, window cleaning, gutter maintenance, 16-acre grounds upkeep, and interior lighting.

Garage: Annual fee of £88 includes electricity, service charge, garage door maintenance, and ground rent.

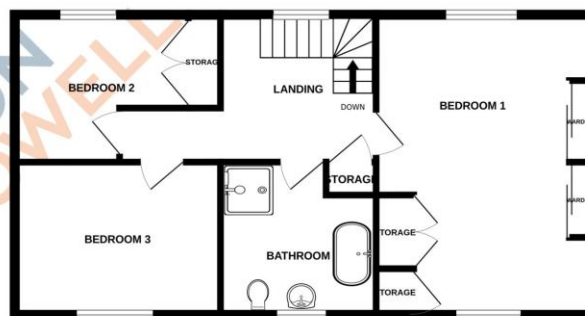




GROUND FLOOR
604 sq.ft. (56.1 sq.m.) approx.



1ST FLOOR
609 sq.ft. (56.6 sq.m.) approx.



TOTAL FLOOR AREA : 1213 sq.ft. (112.6 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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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs:		
(92-100) A		
(81-91) B		
(69-80) C		80
(55-68) D	64	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs:		

COUNCIL TAX INFORMATION:

Local Authority:
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.