



Crown House Crown Lane, Tinwell, Stamford, PE9 3UF

Set in an idyllic situation on a quiet lane with no-through traffic, this beautifully presented 17th century grade II listed cottage simply must be viewed to be appreciated.

The property has well proportioned accommodation throughout comprising of: entrance hall, w/c, dining room with original quarry tiled floor which opens onto the sitting room with a large cosy inglenook fireplace. The kitchen has been refitted to an exceptionally high standard with features such as a fully functioning Aga, a ceramic butler sink, granite work surfaces and solid wooden units. The kitchen opens onto the garden room.

To the first floor is the principle bedroom with a stylish en-suite shower room and walk in dressing room/potential fourth bedroom. There are two further bedrooms and a large luxury family bathroom with walk in shower and freestanding bath on the first floor.

The property is situated in a mature plot with a wonderful private South facing garden to make the most of the afternoon sun. There is a patio terrace which leads from the garden room onto the lawned area which offers well stocked floral borders. The property also benefits from a detached one bedroom annex which would be ideal for either office or guest accommodation having its own shower room, as well as a large graveled driveway with off road parking for several vehicles.

£2,750 PCM

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		79
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F	33	
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC 

Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		56
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E	44	
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England & Wales		EU Directive 2002/91/EC 

The particulars are set out as a general outline only for the guidance of intended purchasers or lessees, and do not constitute, any part of a contract. Nothing in these particulars shall be deemed to be a statement that the property is in good structural condition or otherwise nor that any of the services, appliances, equipment or facilities are in good working order. Purchasers should satisfy themselves of this prior to purchasing.

- Stunning Grade II listed 17th century cottage
 - South facing gardens
 - Family bathroom & ensuite
 - Sitting room & dining room
 - Council tax band - D EPC - F (exemption)
- Idyllic position on no-through road
 - Three Bedrooms & dressing room
 - Stunning kitchen & garden room
 - Annexe room with ensuite
 - Holding deposit: £634 Deposit: £3173



ACCOMMODATION:

Entrance Hall

WC

Dining Room
3.30m x 4.67m (10'10 x 15'4)

Sitting Room
4.65m x 4.67m (15'3 x 15'4)

Kitchen
3.73m x 4.72m (12'3 x 15'6)

Garden Room
3.28m x 3.58m (10'9 x 11'9)

Main Bedroom
3.48m x 5.08m (11'5 x 16'8)

En-suite

Dressing Room
3.40m x 2.72m (11'2 x 8'11)

Bedroom Two
3.91m x 2.67m (12'10 x 8'9)

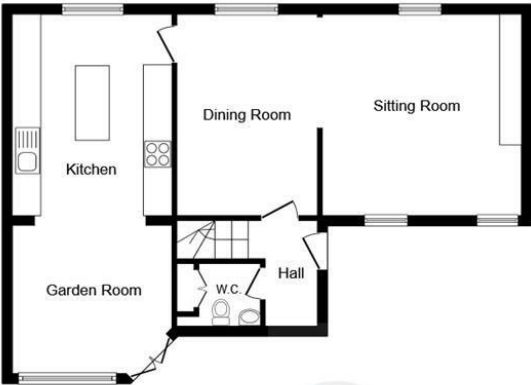
Bedroom Three
2.06m x 2.72m (6'9" x 8'11")

Family Bathroom

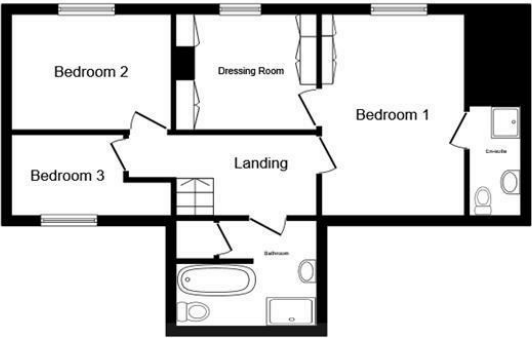
Annexe Room

Annexe Bathroom

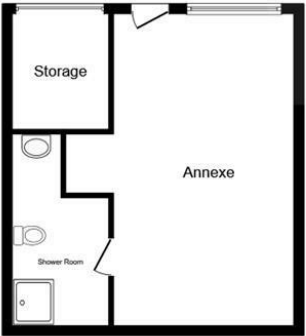
FLOOR PLAN:



Ground Floor



First Floor



Annexe

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientations are approximate. No details are guaranteed, they cannot be relied upon for any purpose and do not form any part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.Propertybox.io