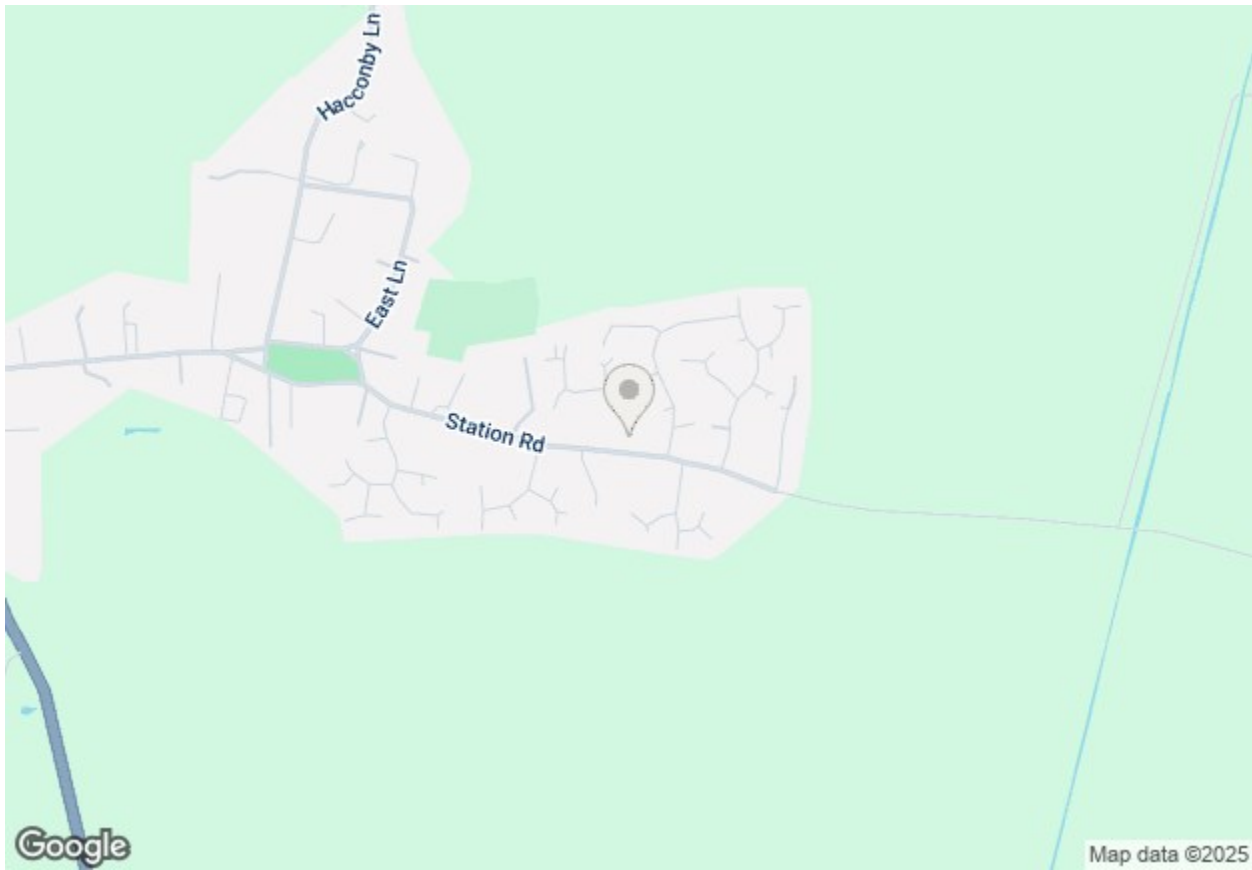




Australia House 47 Station Road, Morton, Bourne, PE10 0NN

Extended 4/5 Bedroom Period Cottage – Character Former Farmhouse in the Beautiful Village of Morton

Situated in the beautiful village of Morton, this extended 4/5 bedroom period cottage blends traditional character with modern living, offering spacious and flexible accommodation ideal for families or multi-generational households. Originally a former farmhouse, the property has been thoughtfully extended to the rear to provide additional bedrooms and living space, with the potential to create a self-contained annex if desired.

The ground floor accommodation includes an entrance hall, lounge, dining room, kitchen, utility room, study area, and a downstairs shower room. The rear extension features a bright and spacious sitting room with patio doors opening onto the rear garden, along with a ground-floor master bedroom with en-suite and a further ground-floor bedroom.

To the first floor, a central landing leads to three additional bedrooms and a family bathroom, providing versatile sleeping arrangements for a range of needs.

Externally, the property enjoys a private rear garden laid to lawn, complemented by well-stocked flower and shrub borders and a separate courtyard area perfect for outdoor dining or entertaining. A driveway to the side provides off-road parking for several vehicles.

A unique opportunity to acquire a spacious and characterful period home offering flexible accommodation and a delightful blend of old and new features, all within easy reach of local amenities and countryside walks.

Guide Price £499,995 Freehold

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.

- Versatile family home
 - Four/Five bedrooms
 - Currently has four reception rooms
 - Gas fired central heating
 - Off street parking
- Detached property
 - Potential for annexe with a ground floor bedroom
 - Easy access to Bourne and local countryside
 - Courtyard garden to the side & rear lawn garden
 - EPC - E, Council Tax Band - D



ACCOMMODATION:

- Entrance Hall**

Lounge
4.29m x 3.96m (14'1 x 13')

Dining Room
3.99m x 3.99m (13'1 x 13'1)

Kitchen
7.82m x 1.91m (25'8 x 6'3)

Rear Entrance Hall

W/C

Palyroom/Study
7.32m max, 2.97m min x 3.94m (24' max, 9'9 min x 12'11)

Office/Bedroom Five
5.03m max x 2.62m max (16'6 max x 8'7 max)
- Sitting Room**
5.54m x 3.43m (18'2 x 11'3)

Ground Floor Bedroom
5.77m max x 3.48m (18'11 max x 11'5)

En-suite
3.48m x 2.57m (11'5 x 8'5)

Landing

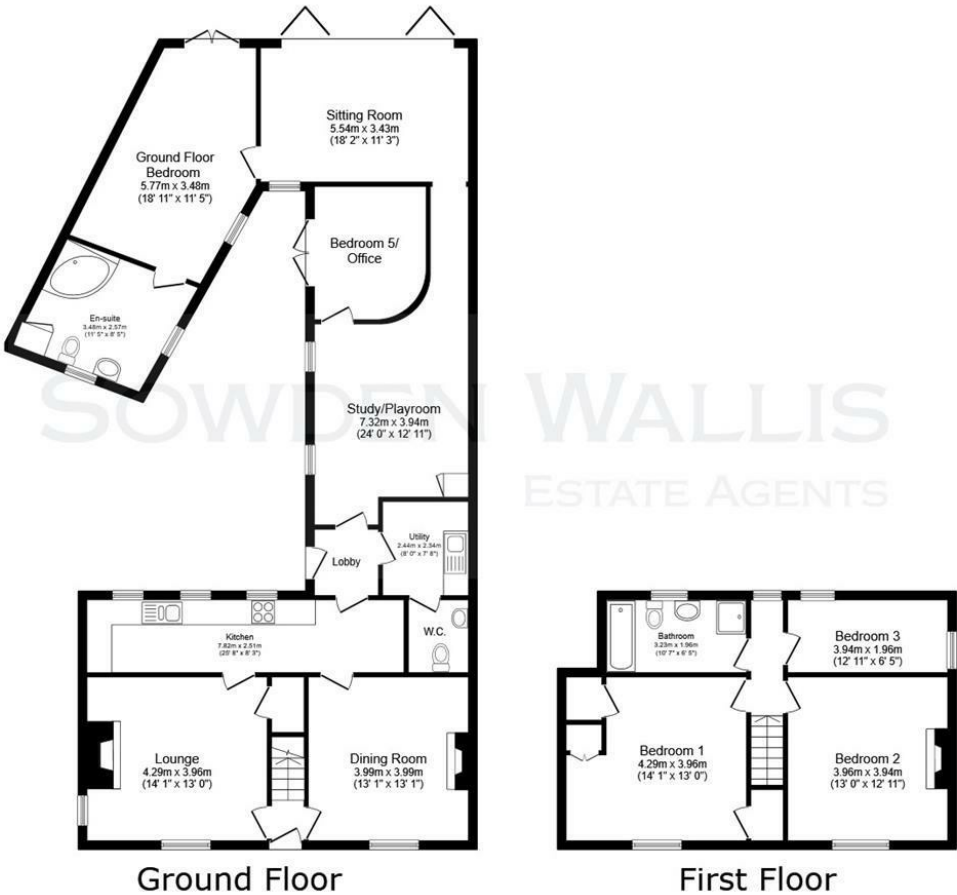
Main Bedroom
4.29m x 3.96m (14'1 x 13')

Bedroom Two
3.96m x 3.94m (13' x 12'11)

Bedroom Three
3.94m x 1.96m (12'11 x 6'5)

Family Bathroom
3.23m x 1.96m (10'7 x 6'5)

FLOOR PLAN:



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