



**Hubbards Cottage, Bridge Street  
Ryhall PE9 4HH**

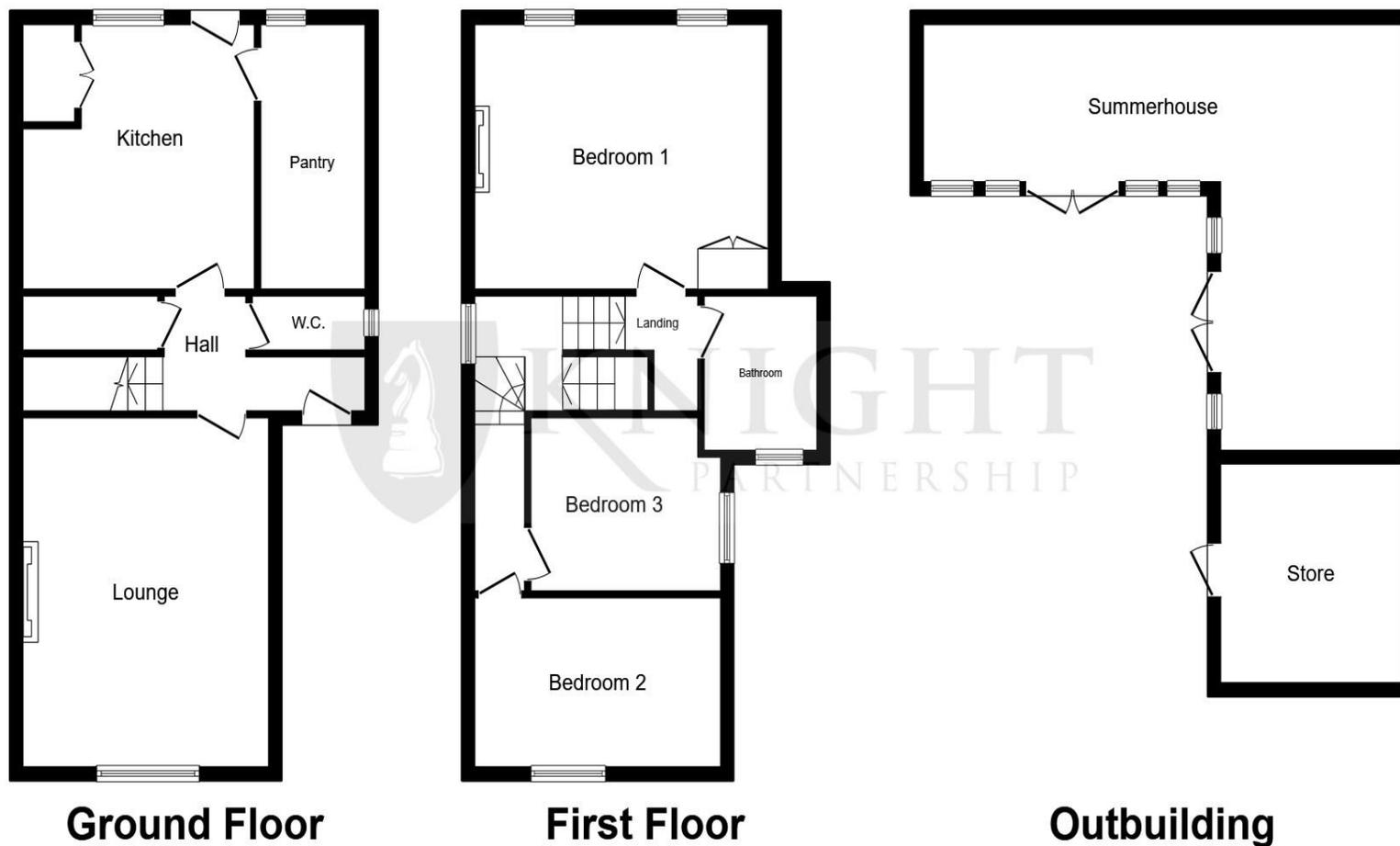


**KNIGHT**  
PARTNERSHIP

*Welcome to*  
**Hubbards Cottage, Bridge Street**  
**Ryhall**

Set in the heart of this sought after village, with easy access to Stamford and having many amenities including two pubs, a shop/post office, and a well thought of primary school, is this charming period home.





**Entrance Hall**

**Cloakroom**

**Understair Cupboard/ Study**  
8' x 7' 7" ( 2.44m x 2.31m )

**Lounge**  
14' 7" x 10' 6" ( 4.45m x 3.20m )

**Kitchen**  
11' 9" x 10' 7" ( 3.58m x 3.23m )

**Utility Room**  
11' 2" x 4' 8" ( 3.40m x 1.42m )

**Bedroom One**  
12' x 11' 11" ( 3.66m x 3.63m )

**Bedroom Two**  
10' 7" x 8' 3" ( 3.23m x 2.51m )

**Bedroom Three**  
7' 2" x 7' 4" ( 2.18m x 2.24m )

**Bathroom**  
8' 5" x 6' 7" ( 2.57m x 2.01m )

**Outbuilding**  
21' 8" x 18' 2" narrowing to 6' 9" ( 6.60m x 5.54m narrowing to 2.06m )

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 orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form 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.focalagent.com](http://www.focalagent.com)

Welcome to

## Hubbards Cottage, Bridge Street Ryhall

- Three Bedroom Period Home
- Central Village Location
- Wealth of Character Features
- Kitchen with Ample Built-in Appliances & Utility Room
- Self Contained Annexe/Home Office

Tenure: Freehold EPC Rating: E  
Council Tax Band: C

offers over  
**£290,000**

This well-presented property has a wealth of character features throughout including fireplaces and stain glass doors, whilst benefitting from modern upgrades and the accommodation briefly comprises: Entrance hall, cloakroom and large understairs cupboard which is currently set up as a home office/storage room. The lounge sits to the front of the property with a lovely feature fireplace and built-in cupboards. The kitchen has recently been refitted with built-in appliances including an oven & gas hob, a dishwasher, fridge freezer and wine fridge, with a Rayburn Aga and butler style sink. The kitchen benefits from an island with additional storage and breakfast bar. Also off the kitchen is the door out to the courtyard and a spacious utility room with a built-in washing machine and additional freezer.

Upstairs the main bedroom has built-in cupboards, loft access and two windows letting in plenty of light. There are two further bedrooms, and a generous sized newly fitted bathroom with a separate shower cubicle and roll top bath.

Outside to the front is a gravelled area leading to the front door and a gate giving access through to the back of the property. The courtyard to the rear is enclosed and benefits from a spacious outside office/summer house which is mid-renovation but could have a multitude of purposes to suit any buyer's needs. There is also an additional outside store. Offered with no onward chain and viewing is highly recommended!



Please note the marker reflects the  
postcode not the actual property

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