



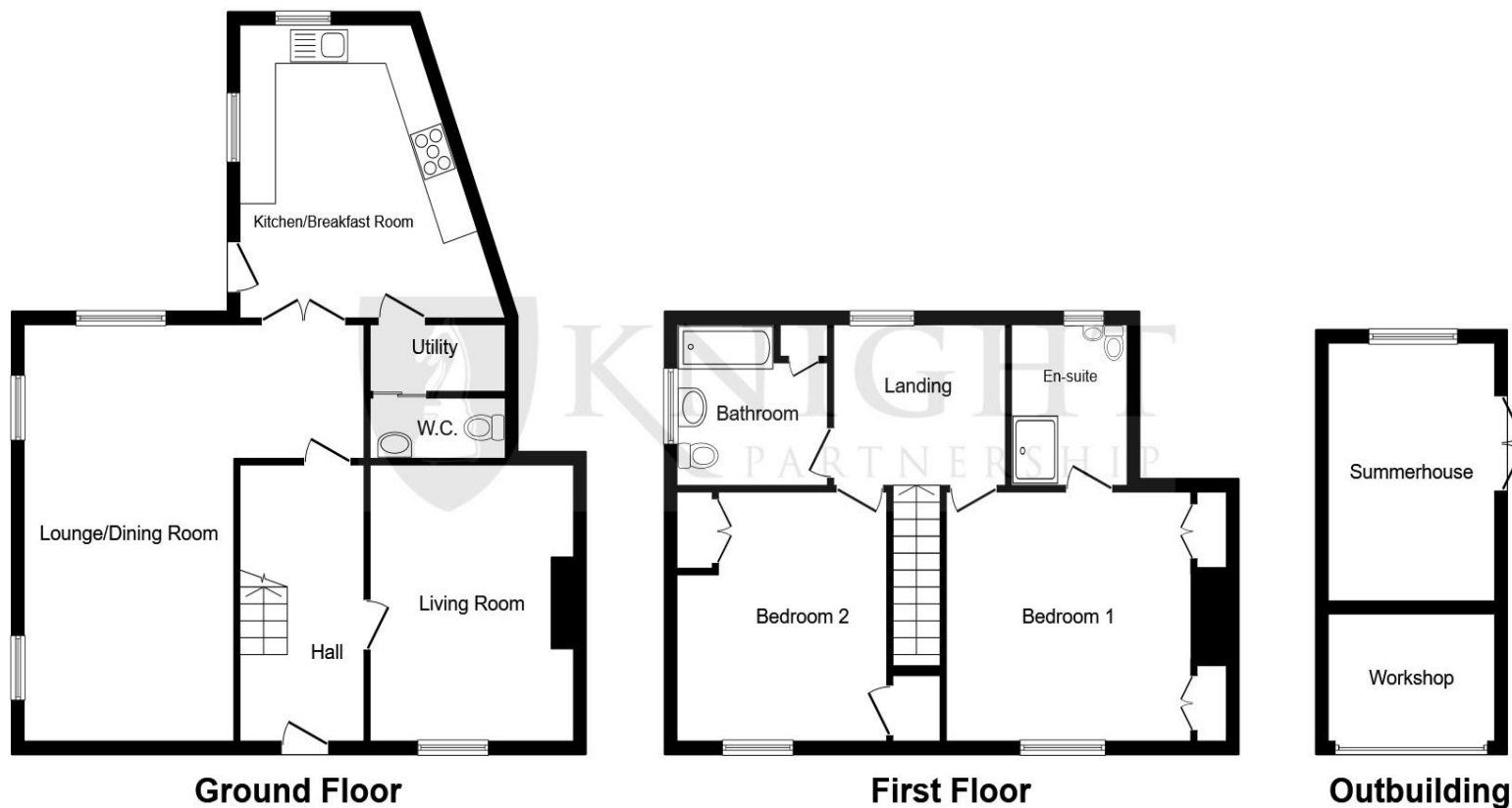
**Station Road
Barnack Stamford PE9 3DW**



Welcome to
Station Road
Barnack

A Characterful Cottage benefitting from thoughtfully configured living space, with features including a stunning inglenook fireplace to the main lounge, ample off-road parking, workshop and garden room. Situated in the sought after village of Barnack with popular village pub just outside Stamford.





Entrance Hall

Lounge/ Dining Room
21' 5" x 18' 10" (6.53m x 5.74m)

Living Room
14' 4" x 11' 3" (4.37m x 3.43m)

Kitchen/ Beakfast Room
16' 1" x 9' 7" (4.90m x 2.92m)

Utility Room

Bedroom One
12' 9" x 13' 3" (3.89m x 4.04m)

Bedroom Two
12' 9" x 11' 8" (3.89m x 3.56m)

Bathroom
8' 4" x 8' 6" (2.54m x 2.59m)

En-Suite
8' 4" x 6' 4" (2.54m x 1.93m)

Workshop
11' 4" x 6' 7" (3.45m x 2.01m)

Summer House
13' 7" x 8' 11" (4.14m x 2.72m)

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

Welcome to Station Road Barnack

- Stone Built Character Cottage
- Sought After Village Location
- Generous Living Space
- Spacious Driveway & Picturesque Garden
- Opportunity To Extend STPP

Tenure: Freehold EPC Rating: Awaited

£450,000

A well-kept and generously proportioned double fronted characterful cottage with accommodation comprising: Entrance Hall leading through to the dual aspect lounge dining room with inglenook fireplace currently fitted with a gas fire, the breakfast kitchen lies to the rear of the property overlooking the garden and patio with both a utility room and cloakroom off. Also from the entrance hall is the snug with wood burning stove.

Upstairs is a generous landing with two double bedrooms both with built in storage, one with an en-suite shower room and a family bathroom off the landing.

The rear garden is landscaped to offer a paved patio leading through a terraced flowerbed and onto the lawn with established shrub borders, the garage has been converted to a garden room and workshop with power and light.

The village lies just to the southeast of Stamford with convenient access to the town and the A1 alike.

The property offers further potential subject to planning permission and viewing is highly recommended!



Please note the marker reflects the
postcode not the actual property

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