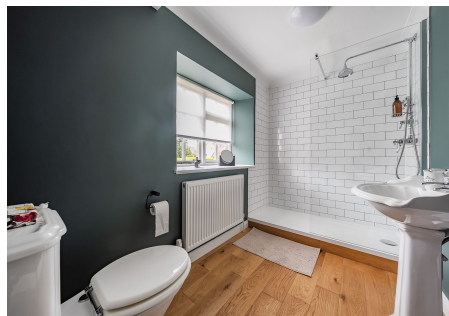




WESTERN FARM CLIPSHAM





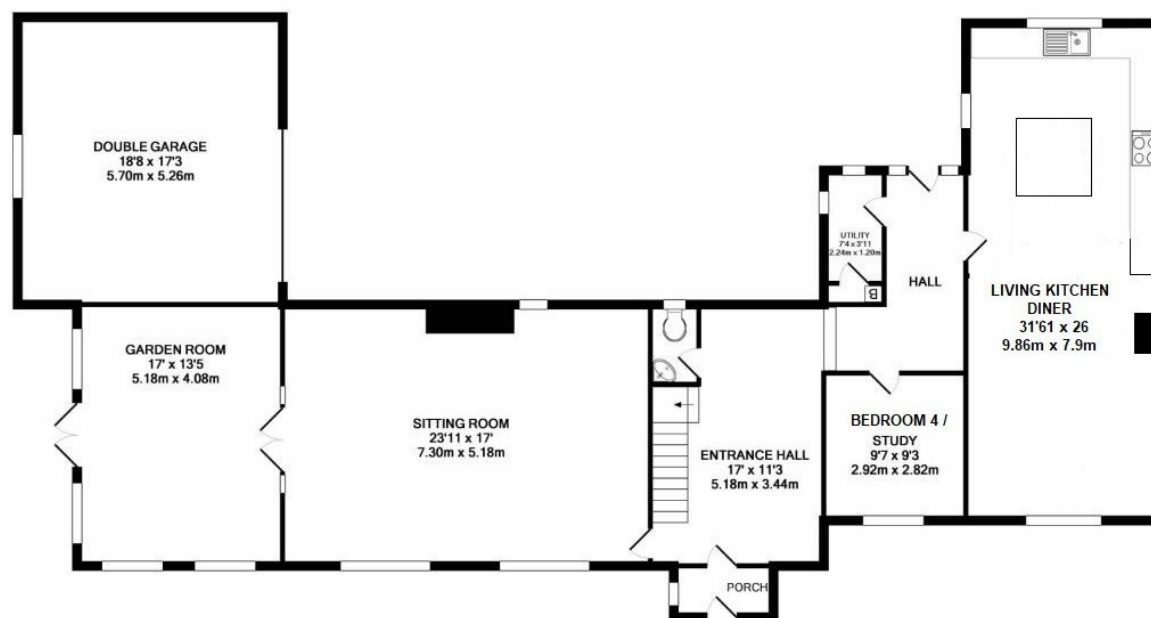


Western Farm is a generous family residence constructed with the local Clipsham stone. This property has recently undergone comprehensive renovation and refurbishment offering a quality contemporary styling combined with the original character features.

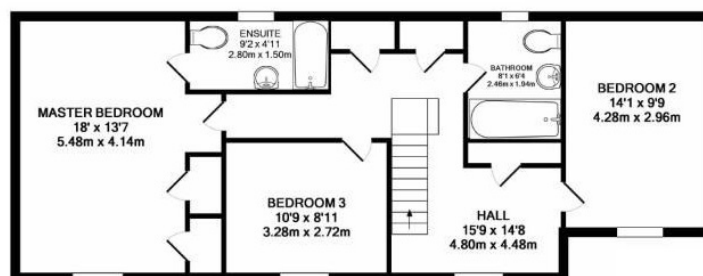
This home provides versatile living space, including a spacious entrance hall, a newly designed open-plan kitchen and living area with a wood burner and vaulted ceiling, a spacious and well-lit sitting room featuring a stone fire surround with wood burner, garden room, and a fourth bedroom/study on the ground floor. Upstairs, you'll find a generously sized master suite with an en-suite shower room, two additional double bedrooms, and a three piece suite family bathroom.

Outside, there is both front and rear driveways, a private gated courtyard, and double garages that could offer the potential for conversion into additional living space, subject to planning permission. The property enjoys views over nearby parkland in this picturesque village.

Clipsham is a highly regarded village, known for its beautiful stone buildings. It features an award-winning gastro pub, convenient access to local grammar and prep schools, as well as excellent secondary education options. The village is also well-connected with quick access to the A1 and mainline train services at Grantham or Peterborough stations, and just a short drive from the historic market town of Stamford.



GROUND FLOOR
APPROX. FLOOR
AREA 1790 SQ. FT.
(166.3 SQ.M.)



1ST FLOOR
APPROX. FLOOR
AREA 743 SQ. FT.
(69.0 SQ.M.)



TOTAL APPROX. FLOOR AREA 2533 SQ. FT. (235.3 SQ.M.)
measurements are approximate. Not to scale. Illustrative purposes only
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office@mooresestateagents.com
www.countryequestrianhomes.com