



## Bulby, Bourne

This beautifully appointed detached home offers a perfect blend of versatile living space, modern convenience, and a peaceful village setting.

### FEATURES

- Detached Family Home Situated In A Village Location
- Characterful Stone Walls
- Four Comfortable Bedrooms
- Enclosed Rear Garden
- Off Road Parking & Double Garage







## ACCOMMODATION

Upon entering the home, you're welcomed into a spacious hallway/reception room. The ground floor boasts a series of generously sized spaces, including a large dual-aspect lounge, perfect for family gatherings and relaxing evenings. A separate dining room, a cosy snug, and a bright study cater to modern living needs, whether you're entertaining or working from home.

This home has undergone some renovation and updating but will allow for further personalisation, with scope to reconfigure to suit lifestyle with some areas not yet being fully completed and giving the opportunity to finish to your desire.

The kitchen is well-equipped and thoughtfully designed with a practical utility room next to it and downstairs WC. The ground floor is rich in character, with exposed stone walls that bring warmth, texture, and a timeless charm to the home.

Upstairs, the home features four comfortable double bedrooms, including an generously sized master suite complete with built-in wardrobes and ample storage. The bedrooms are all serviced by a family bathroom with bath and shower facilities. The study downstairs has a potential as a 5th ground floor bedroom

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## EXTERNAL

Externally Ashley House benefits from a generous driveway and a double garage, offering secure parking & further storage. The large, expansive garden to the back of the property is well fenced, secure & private including an orchard and large greenhouse. Gardens and patio to the front of the property have a south-facing aspect, perfect for enjoying natural light throughout the day. Whether you're entertaining guests, unwinding after a long day, or seeking a quiet corner to work or relax, this house provides lifestyle areas to meet your unique needs.

Bulby is a peaceful village surrounded by beautiful countryside, it offers a rural lifestyle while still being conveniently close to nearby market towns such as Bourne and Stamford. The village has charm and community spirit, making it an ideal setting for families and those escaping the hustle and bustle of city living.

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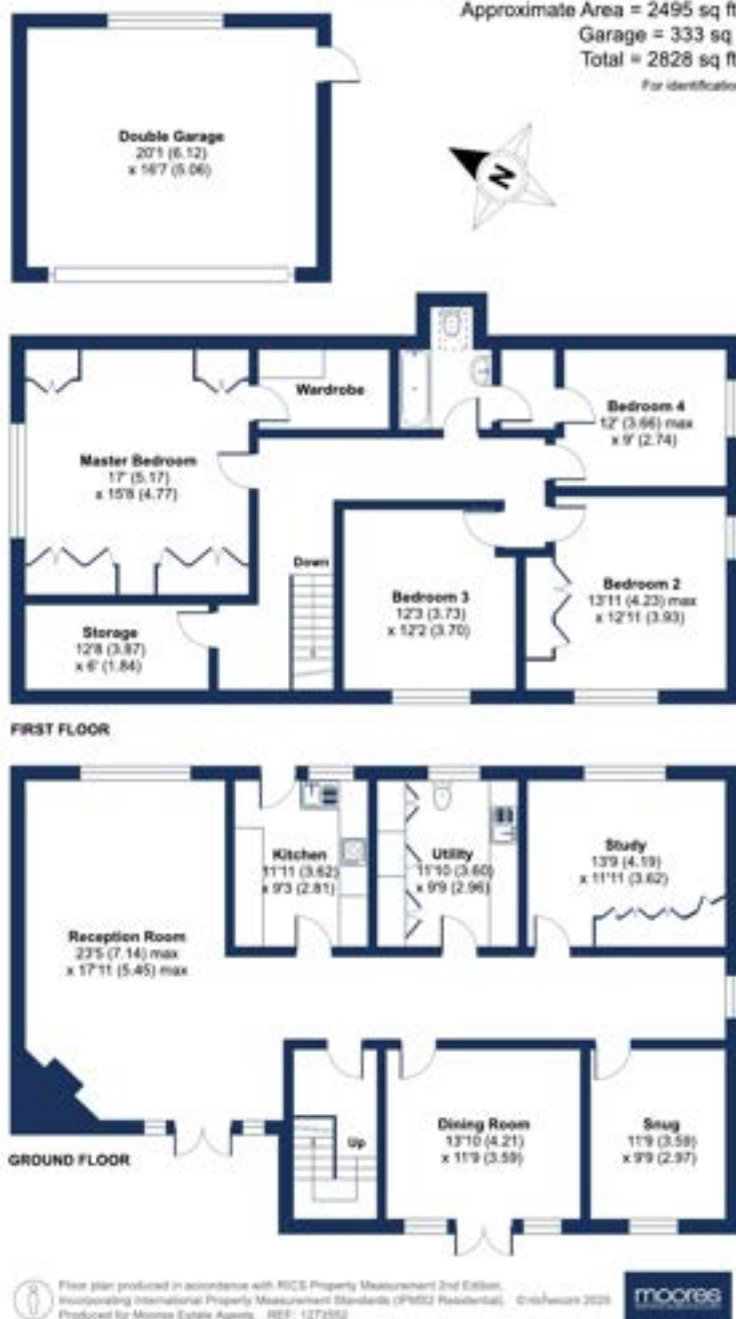
# Ashley House, Bulby, Bourne, PE10

Approximate Area = 2495 sq ft / 231.7 sq m

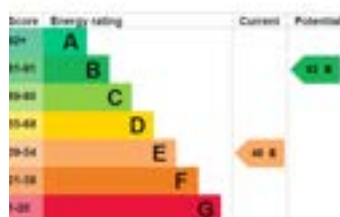
Garage = 333 sq ft / 30.9 sq m

Total = 2828 sq ft / 262.6 sq m

For identification only - Not to scale



## EPC RATING



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