



- Link-Detached Cottage
- Extensive Rear Gardens
- Impressive 19ft Living Room
- Sold With No Onward Chain!
- Four Generous Bedrooms
- Parking For Multiple Vehicles
- Village Location
- Viewing Highly Recommended

The Cottage, West View, Bardney, LN3 5UB
£310,000



Starkey&Brown are delighted to offer for sale this unique four-bedroom link-detached character home believe to form the original village stables and owned by one loving owner throughout the last 5 decades. Pleasantly tucked away in a prime position in the highly regarded village of Bardney. This property occupies a generous plot and is offered for sale with no onward chain. With original character and charm, spacious family living, and must be viewed to fully appreciate. Accommodation briefly comprises a spacious and welcoming entrance hall currently being used as a study area, an impressive 19ft lounge diner featuring a multi-fuel fireplace and a well-looked-after handcrafted kitchen, which compliment the character of the home, whilst providing space for everyday living. Rising to the first floor, there are four generous bedrooms and a spacious family bathroom. Externally, the home sit on private, generous gardens offering a high degree of privacy with ample outdoor space to enjoy and a versatile scope subject to planning. To the front of the property, there is a driveway, providing off-street parking for multiple vehicles. West View is located within walking distance of Bardney village centre and has very close amenities, including a pharmacy, a primary school, countryside walks, shops, and further amenities can be found in nearby towns with excellent links to Lincoln and the surrounding areas. Council tax band: C. Freehold.



Traditional solid wood door with glaze inset leading into:

Entrance Hall

A single-glazed door to the front aspect, a hardwood (mahogany) frosted window to the rear aspect, recycled hardwood parquet flooring, original beams, original cast-iron fireplace (currently not in use), an understairs storage cupboard, and a carpeted staircase rising to the first floor. Access to:

Lounge Diner

19' 7" x 16' 5" (5.96m x 5.00m)

Two hardwood (mahogany) double-glazed windows to the front aspect, carpeted, a multi-fuel fireplace and back boiler with a brick mantle surround, original beams and a radiator. Access to:

Kitchen

16' 5" x 10' 0" (5.00m x 3.05m)

Having a hardwood (mahogany) double-glazed window to the front aspect, a handcrafted base units with worktops, two bowl stainless steel sinks with mixer taps, space and plumbing for a washing machine, a rangecooker (to remain), space for a fridge freezer, tiled flooring, space for a dining table, original beams and a radiator.

First Floor Landing

Having a hardwood (mahogany) frosted window to the rear aspect, carpeted, an airing cupboard housing the hot water tank, and LED lighting. Access to bedrooms and the bathroom.

Bedroom 1

13' 4" x 8' 11" (4.06m x 2.72m)

Having a hardwood (mahogany) double-glazed window to the front aspect, wood flooring, a radiator, and a built-in wardrobe.

Bedroom 2

13' 4" x 9' 0" (4.06m x 2.74m)

Having a hardwood (mahogany) double-glazed window to the front aspect, wood flooring, a radiator, and loft access.

Bedroom 3

13' 4" x 10' 9" (4.06m x 3.27m)

Having a hardwood (mahogany) double-glazed window to the front aspect, carpeted and a radiator.

Bedroom 4

10' 4" x 7' 10" (3.15m x 2.39m)

Having a hardwood (mahogany) double-glazed window to the side aspect, carpeted, a small built-in storage cupboard, loft access, and a radiator.

Bathroom

10' 6" x 6' 1" (3.20m x 1.85m)

Three-piece suite comprising a panelled bath with overhead shower, a low-level WC, a wash hand basin, a hardwood (mahogany) double-glazed frosted window to the front aspect, partially tiled walls, a radiator, and vinyl flooring.

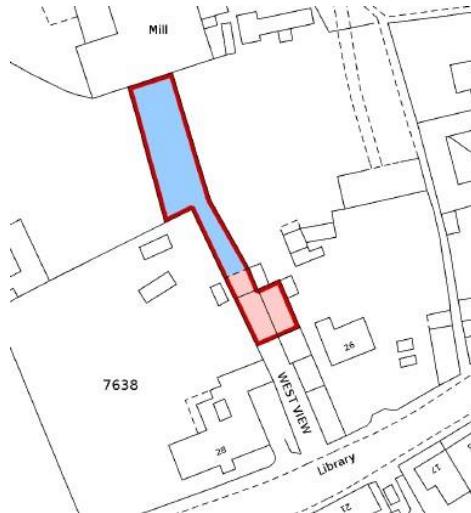
Outside Front

Having a gravelled driveway parking for multiple cars, and access to the rear garden.

Outside Rear

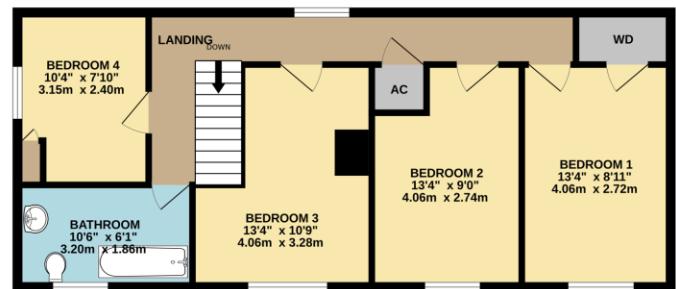
To the side of the property. Extensive rear garden with mature trees, shrubs, and hedges.





GROUND FLOOR
638 sq.ft. (59.3 sq.m.) approx.

1ST FLOOR
638 sq.ft. (59.3 sq.m.) approx.



TOTAL FLOOR AREA : 1276 sq.ft. (118.5 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Important Information:

All measurements are approximate. We have not tested any appliances or services within this property and cannot verify them to be in working order or within the vendor's ownership. We have not verified the tenure of the property, type of construction or the condition thereof. Intending purchasers should make appropriate enquiries through their own solicitors and surveyor etc, prior to exchange of contract.

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