



Ivy Cottage, Mill Lane

Tallington, Stamford, PE9 4RR

Price Guide £765,000

Richardson

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Located towards the end of a no through road this predominantly brick built period home under a slate roof is offered with no chain. Extended to provide additional ground floor accommodation the property is well presented throughout with oil central heating and many of the windows replaced with double glazed units. The property retains many period features including a Rayburn to the kitchen dining room with a larder off, open dressed stone walling and a multi fuel burner to the living room which can heat the hot water if required. The property is enhanced by Amtico flooring to the reception hall areas, kitchen dining room and the extended sun room with its vaulted ceiling and views over the lovely garden. There is also plenty of storage cupboards and bespoke units made from Belize hardwood along with air conditioning units to the master bedroom and the sun room. In brief the accommodation comprises, reception hall with built in cloaks cupboards and inner hall, utility, cloakroom, kitchen dining room, larder, sun room and L shaped living room. To the first floor the configuration is ideal for a growing family with a teenager or a dependent relative with a two way landing with one side providing master suite with walk through dressing room, bedroom area and an ensuite cloakroom, further double bedroom and refitted shower room. To the other side is a further 2 bedrooms, one currently used as a study, and a further bathroom. The property is gable end onto Mill Lane with an integral oversized garage and double gates to the side giving further access to the extensive private gardens with cabin/summer house, patio areas and variety of shrubs, roses and fruit trees. In all the plot extends to 0.28 acres with a south south east aspect and backs onto open fields.

Reception hall
17'7" x 5'9" (5.37m x 1.76m)

Inner hall





Utility
5'9" x 5'10" (1.76m x 1.78m)

Cloakroom

Kitchen area
25'3" x 7'2" (7.7m x 2.2m)

Larder
6'2" x 6'2" (1.9m x 1.9m)

Dining area
16'4" x 13'1" max (5m x 4m max)

Sun room
16'4" x 10'7" (5m x 3.25m)

Living room
21'7" max x 16'9" max 10'4" min
(6.6m max x 5.13m max 3.16m min)

First floor landing

Master suite

Walk through dressing room
12'0" x 8'11" to wardrobes (3.66m x 2.72m to wardrobes)

Bedroom
12'11" x 11'0" (3.96m x 3.36m)

Ensuite cloakroom

Bedroom
10'4" x 9'10" (3.17m x 3m)

Shower room
9'6" x 6'1" (2.9m x 1.87m)

Side landing

Bedroom/study
10'5" x 9'10" (3.2m x 3m)

Bedroom
10'5" x 7'10" (3.18m x 2.4m)

Bathroom
6'2" x 5'10" (1.88m x 1.8m)



External details

The property extends to a plot of approximately 0.28 acre with a private south south east aspect backing onto open fields. The gardens are predominantly laid to lawn with variety of shrubs, mature trees and hedging. Within the gardens is a purpose built summer house currently used as a studio, as well as a pergola with seating area and further patio areas. There is also a covered side pathway providing access to the brick built garden/wood store.

Viewing

Strictly by appointment with Richardson
01780 762433



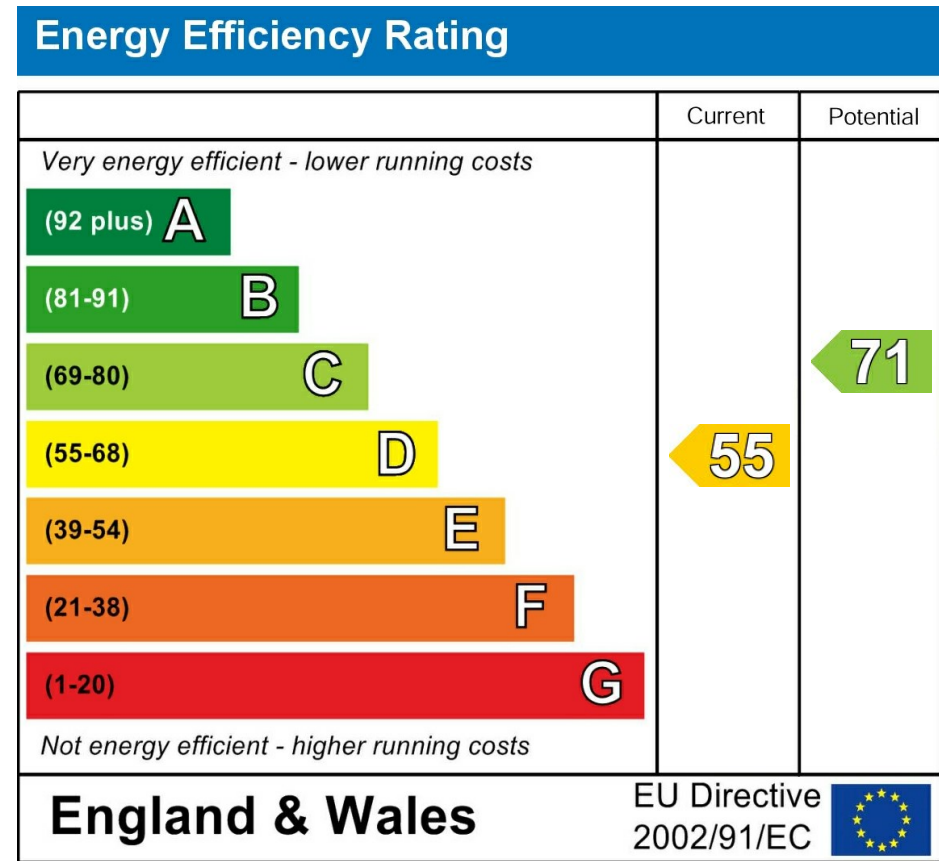




Floor Plan



Total area: approx. 211.2 sq. metres (2273.1 sq. feet)
Ivy Cottage Mill Lane, Tallington



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