



The Old Post Office, Church Street

Easton On The Hill, Stamford, PE9 3LL

Price Guide £675,000

Richardson

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An attractive double fronted period cottage situated within the conservation area of this highly sought after village. Extremely deceptive from the front the Grade II Listed cottage, which was a former village post office, maintains a wealth of character with excellent living accommodation. To the ground floor, the property offers 3 good reception rooms, breakfast kitchen, conservatory, rear lobby with utility and cloakroom, and to the first floor are 3 double bedrooms and two shower/bathrooms. In brief, the accommodation comprises a recessed porch way opening into the first of the 3 principal reception rooms, with a stone fireplace and wood burning stove. An opening to the side of the fireplace leads to the middle reception room which is currently being used as an alternative sitting room. Beyond this is a separate dining room which has doors out to an enclosed courtyard area. There is a further door to the superb beamed double height kitchen breakfast with granite work surfaces, gas range cooker and large dresser with access to the conservatory and rear lobby with separate utility and cloakroom. To the first floor a further stunning room with a vaulted beamed ceiling forms the master bedroom with built in wardrobes and ensuite shower room. There is a family bathroom and two further bedrooms, both capable of taking a double bed, with storage/wardrobes. Externally there is a patio area with lighting and useful store. Open bay garaging is accessed via an electric sliding gate with partly shared gravel driveway out onto Church Street. Gated access to the gardens laid principally to lawn with fruit trees and have a westerly aspect.

Recessed porch way

Reception room
18'6" x 15'8" (5.65m x 4.8m)

Sitting room
16'8" x 16'4" (5.1m x 5m)

Dining room
17'4" x 10'9" (angled wall) (5.3m x 3.3m (angled wall))

Kitchen breakfast
17'4" x 11'9" min (5.3m x 3.6m min)





Conservatory
16'4" max x 10'9" max (5m max x 3.3m max)

Rear lobby

Utility
8'0" x 4'7" (2.46m x 1.4m)

Cloakroom

First floor landing

Bedroom
18'8" x 15'8" (overall) (5.7m x 4.8m (overall))

Ensuite shower room

Bedroom
17'7" x 10'3" (5.36m x 3.14m)

Bedroom
10'9" min x 8'2" (3.28m min x 2.5m)

Family bathroom

External Details

The property is accessed from Church Street by the recessed porch way. Vehicle access is via a shared gravel driveway to the side and rear of the neighboring property, Henson's Cottage, passing through the electric sliding gate and into the open bay garaging 4.8m x 4.4m with approximately 1.9m height. There is an enclosed terrace area with lighting and gated access to the gardens which are laid to lawn with wide range of fruit trees and shrubs.

Services

Mains gas, electricity, water and sewerage are all connected to the property,

Council Tax

East Northants Council Band E

Communication and Broadband

According to Open Reach Ultra Fast Broadband is available to the property. Mobile communication is available via EE, Three, O2 & Vodafone according to Ofcom

Agents notes

The property is Grade II Listed and is within the conservation area of Easton on the Hill

Viewing

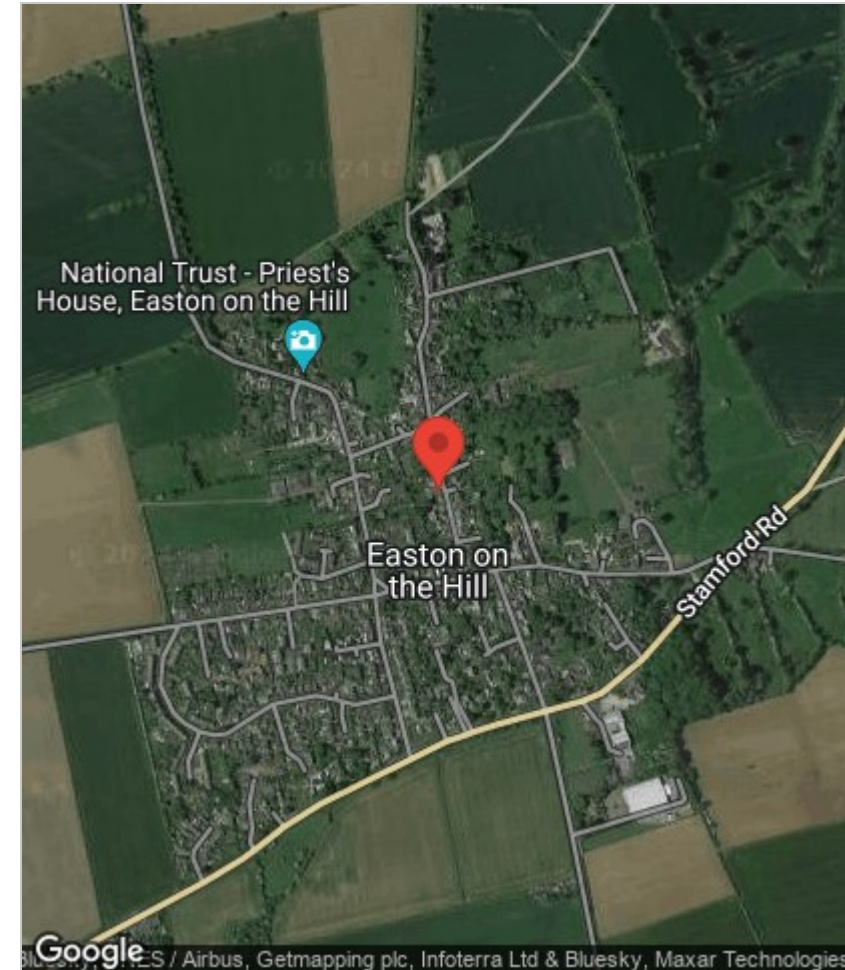
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Floor Plan



Area Map



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