



Foxglove Cottage, Mill Lane

Tickencote, PE9 4AE

**Price Guide £455,000**

Richardson



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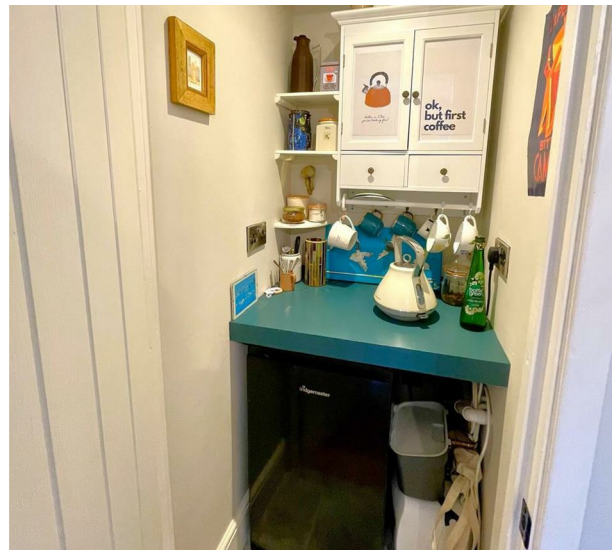
This single storey property, set in a very attractive location within quick and easy reach of Stamford, possesses a level of individuality not often found in this section of the market. Presented and finished to a high standard, this superbly converted barn has been extended and refurbished by the current owner to provide a surprisingly spacious single storey home, offering all the modern comforts and efficiency blended with the character of open stone work, a new wood burning stove and vaulted ceilings. An ideal downsize home or those wanting a comfortable lock up and go, or indeed for those that need a separate working space or studio. The purpose built plumbed and insulated summer house / work room is spacious and has a kitchenette and attractive cloakroom. French doors open onto the courtyard garden. The location of the building provides privacy within the enclosed easy to maintain gardens. The accommodation comprises reception porch area with useful built in cloaks cupboards. The bespoke design kitchen has a comprehensive range of storage and built in appliances which opens into a dining linking with the large wrap around living area with wood burning stove and French doors opening onto the courtyard garden. The two double bedrooms are at either end of the property, giving privacy and flexibility as both have storage and ensuite shower rooms. The property benefits from ground floor heating throughout via a new air source heat pump. Off road parking with gated access to the lovely courtyard garden with wood stores, paved and gravelled areas with further area behind the purpose built summer house where there is a good sized garden shed which is shelved out. The whole area is enclosed by stone walling, hedging and fencing and has a south westerly aspect.

### Location

Tickencote is a small village just over 3 miles from Stamford town centre with it's wide range of amenities, shops and restaurants as well as the station giving links to Peterborough with onward trains to London about 50 minutes.







Reception porch area  
 Kitchen/Dining area  
 33'7" x 8'7" (10.25m x 2.63m )  
 Living area  
 4.7m max x 6.1m max  
 Bedroom  
 18'8" x 9'0" (5.7m x 2.75m )  
 Ensuite shower  
 Inner lobby  
 Cloakroom  
 Bedroom  
 11'2" x 9'1" (3.41m x 2.78m )

Ensuite shower room  
 Summer house  
 11'8" x 12'3" (3.58m x 3.75m )

**External details**  
 Off road parking to a gravel driveway and gated access to the garden with paved and gravelled areas with wood stores and summer house, with further space behind. Whole area enclosed by high walling fencing and hedging.

**Council Tax**  
 Rutland District Council Tax Band C

**Services**  
 Mains water, drainage and electricity.  
 Heating is by air source heat pump.

**Communication**  
 According to Ofcom: Superfast broadband is available  
 According to Ofcom: Mobile coverage outdoor is likely with O2, Three, Vodafone & EE

**Viewing**  
 By telephone appointment with Richardson  
[post@richardsonsurveyors.co.uk](mailto:post@richardsonsurveyors.co.uk)



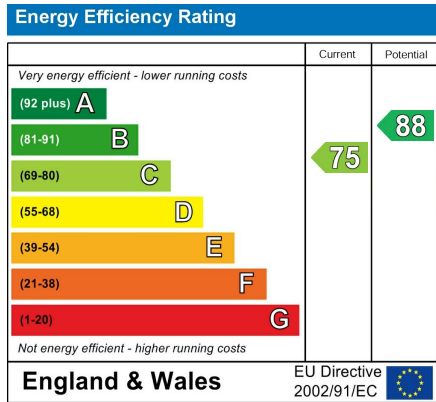
Floor Plan



Area Map



Energy Efficiency Graph



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**MONEY LAUNDERING REGULATIONS** intending purchasers will be asked to produce identification and proof of financial status when an offer is received. We would ask for your co-operation in order that no delay in agreeing a sale.

Sheep Market House Sheep Market, Stamford, Lincs, PE9 2RB

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