



The Dovecote

Casewick, Stamford, PE9 4RX

Price Guide £595,000

Richardson

The Dovecote

Casewick, Stamford, PE9 4RX

A unique property in a stunning setting within the grounds of Casewick Hall. The property actually comprises two properties which were converted from the original Casewick Estate and refurbished by the current vendors to include underfloor heating, double glazing and rewiring within the last 10 years. The Cottage has a thatched roof (re ridged in 2019) and offers single storey accommodation with a large central open plan kitchen living diner with French doors overlooking and leading out to the enclosed westerly garden. To either end, there is a double bedroom each with their own bathroom or shower room and storage. The Dovecote is a separate Grade II Listed 18th Century building under a Collyweston slate roof and offers a reception hall with original dove nesting boxes, kitchenette and shower room. To the first floor there is a lovely bedroom/sitting room with a glazed ceiling giving a magnificent sight up to the open oak timbers and a glazed lantern. As this is a stand alone property within the grounds it gives great flexibility as an office for those working from home or as an annex for teenager or relative. There is a generous westerly aspect garden with off road parking. The Cottage & Dovecote originally formed part of the outbuildings of the impressive Casewick Hall which is in a parkland setting of approximately 12 acres with single track driveway passing through the parkland to approach The Hall. There is a private cedar garden extending to approximately 2 acres for exclusive use of residence.

Location

Casewick Hall & Parkland is approximately 1.25 miles from Uffington village which has a primary school, Copthill independent day school, a Church and a highly regarded village pub, The Bertie Arms. The nearby market town of Stamford caters for most day to day retail and shopping needs, with a good range of independent and high street names, affording a choice of retail, restaurant and sports facilities. There is also a popular weekly Friday market and a fortnightly farmers' market. The area is well served by public and state schools in Stamford, Peterborough, Uppingham and Oundle. There are good leisure opportunities which include public footpaths and bridleways and the historic Burghley Park.

The Cottage

Kitchen/breakfast/sitting/dining room
39'7" x 9'11" (12.07m x 3.03m)

Inner hall

Bedroom
12'5" x 10'1" (3.81m x 3.09m)

Bathroom

Inner hall

Bedroom
11'5" x 9'10" (3.48m x 3.01m)

Bathroom





Utility/laundry room

Adjacent to the Dovecote with sink unit, worksurface, oil fired boiler and washing machine.

The Dovecote

Reception hall

Kitchenette area

Shower room

First floor

Bedroom/sitting room

14'11" x 14'9" (4.55m x 4.52m)

External details

The lane leading from Uffington to Casewick Park & The Hall passes through two sets of impressive stone pillared wrought iron gates with cattle grids, which frame the parkland, and from which there are fine vistas towards the The Hall. On passing through the second set of gates, carry straight on and The Dovecote Cottage is on the right hand side with pull in driveway and a 5 bar gate. The gardens are principally laid to lawn with hedging surround with a summer house.

Agents notes

All the owners of the freehold properties in Casewick are members of Casewick Park Ltd (CPL) which meet each year to determine what the fees will be for the mowing of the Cedar Garden and road verges along with the trimming of the tall hedges on each side of the access road inside the gate. CPL also manages the park and negotiates with the local farmer regarding the grazing for the sheep in the park. Also the maintenance of the road surface. At this year's AGM, the annual fee was set at £500.00. CPL have elected office bearers from among the residents.

Services

Oil fired central heating. Mains electricity and water. Drainage is to a private sewerage treatment plant.

Council tax

South Kesteven District Council Band D

Communications

According to Ofcom: Ultrafast Broadband is available

According to Ofcom: Mobile coverage outdoor coverage is likely with, O2, EE, Three & Vodafone

What3Words

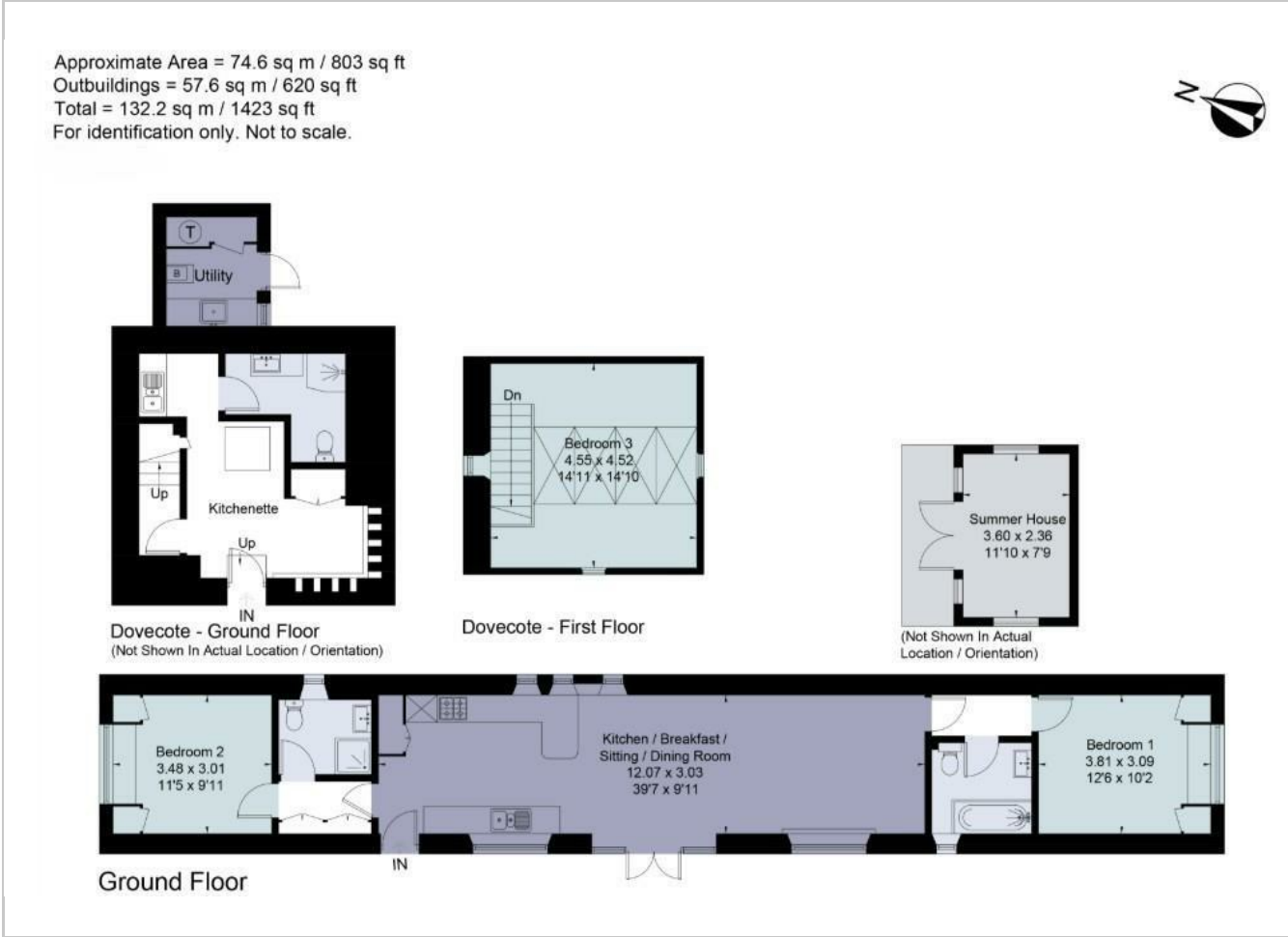
honey.recitals.lyrics

Viewing

By appointment with Richardson
post@richardsonsurveyors.co.uk



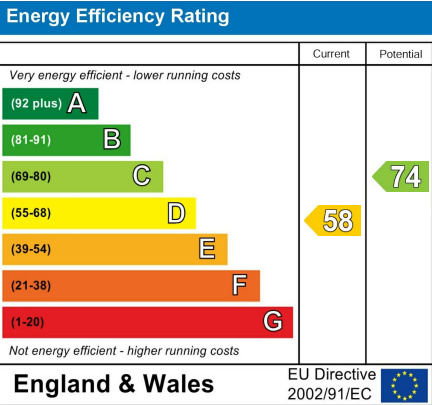
Floor Plan



Area Map



Energy Efficiency Graph



IMPORTANT NOTICE - Richardson for themselves and the Vendors or Lessors of this property whose agents they are given notice that:

1. The particulars are intended to give a fair and substantially correct overall description for the use and the guidance of intending purchasers and do not constitute, nor constitute any part of an offer or contract. Prospective purchasers and lessees should seek their own professional advice.
2. All descriptions, dimensions, reference to condition and necessary permissions for the use and occupation and their details are given in good faith, and are believed to be correct, but any intending purchaser or tenants should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise to the correctness of each or them.
3. No person in the employment of Richardson has the authority to make or give any representation or warranty whatever in relation to this property on behalf of Richardson, nor enter into any contract on behalf of the vendor.
4. No responsibility can be accepted for any expenses incurred by intending purchasers or lessees in inspecting properties which have been sold, let or withdrawn.

MEASUREMENTS AND OTHER INFORMATION - All measurements are approximate. Whilst we endeavour to make our sales details reliable, if there is any point which is of particular importance to you, please contact the agent, who will be pleased to check the information for you, especially if you will be travelling some distance to view the property. Electrical and other appliances mentioned within the sale particulars have not been tested by Richardson, therefore prospective purchasers must satisfy themselves as to their working order. The sale is subject to all rights of support, public and private rights of way, water, light, drainage and other easements, quasi-easements and way leaves, all other rights, whether mentioned in these particulars or not.

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.