



The Dovecote
Casewick, Stamford, PE9 4RX
Price Guide £595,000

Richardson

The Dovecote

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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 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

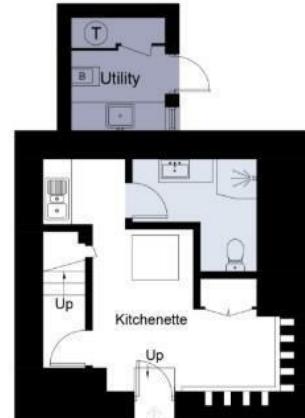
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honey.recitals.lyrics

Viewing
By appointment with Richardson
post@richardsonsurveyors.co.uk

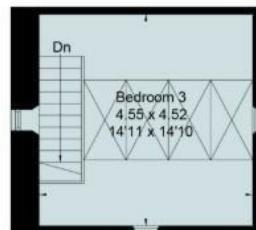


Floor Plan

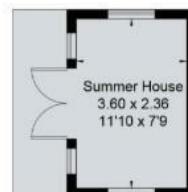
Approximate Area = 74.6 sq m / 803 sq ft
 Outbuildings = 57.6 sq m / 620 sq ft
 Total = 132.2 sq m / 1423 sq ft
 For identification only. Not to scale.



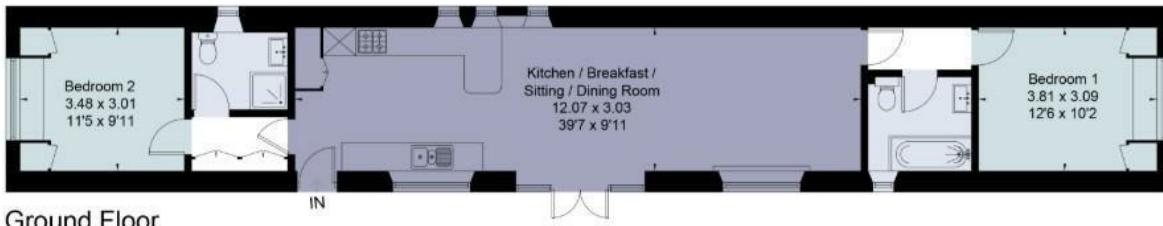
Dovecote - Ground Floor
 (Not Shown In Actual Location / Orientation)



Dovecote - First Floor



(Not Shown In Actual Location / Orientation)



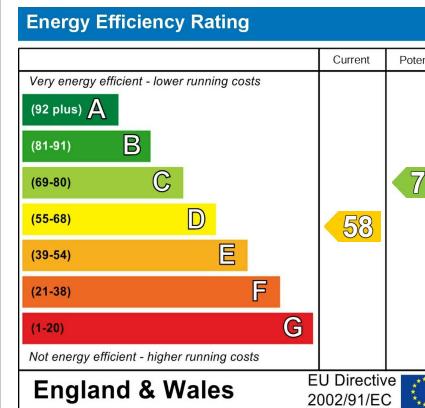
Ground Floor



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.

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