



Ivy Cottage, Mill Lane

Tallington, Stamford, PE9 4RR

Guide Price £650,000 - £675,000

Richardson

Ivy Cottage, Mill Lane

Tallington, Stamford, PE9 4RR

Guide Price £650,000 - £675,000. Nestled in the charming Mill Lane of Tallington, Stamford, this detached period house is a true gem waiting to be discovered. Boasting 3 reception rooms and 4 bedrooms spread across 2,273 sq ft, this property offers ample space for comfortable living and the growing family.

As you step inside, you'll be greeted by a home filled with character and warmth. The extended sunroom with a vaulted ceiling and air conditioning is the perfect spot to relax, unwind and enjoy the views over the garden. The kitchen breakfast room featuring a Rayburn stove and larder is a delightful space for culinary creations and a great space for entertaining. The utility room is tucked away and there is also a separate cloakroom. The living room is a cosy retreat with a wood-burning stove, perfect for chilly evenings. The master bedroom comes complete with a dressing room and cloakroom, adding a touch of luxury to everyday life. Additionally, there are 3 more bedrooms and 2 bathroom/shower rooms, ensuring everyone has their own space.

A unique feature of this property is the original extension over the garage in the 80's which was originally designed and built as a separate 2-bedroom annex with its own stairs. This area was integrated into the main house in the 90's but still has its own electric board and immersion heater, enabling this space to be reinstated as an independent living area or an Airbnb subject to obtaining any planning, with the garage below becoming a kitchen/living space if required.

An integral garage and double gates to the side providing off road parking. The large, beautifully maintained gardens spanning approximately 0.28 acres offer a southerly aspect, backing onto open paddock land, ideal for enjoying sunny days outdoors and BBQ's.

Don't miss the opportunity to make this house your home, where history meets modern comfort in a picturesque setting.





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.

Services

All main services are connected with oil central heating

Communications

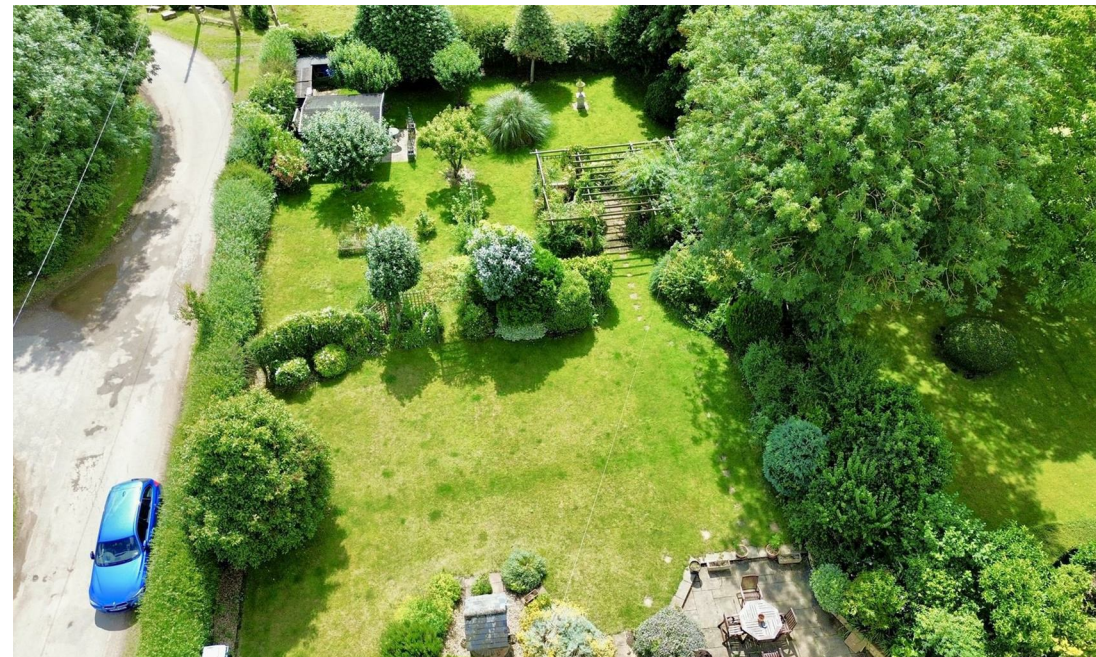
According to Open Reach Superfast Fibre Broadband is available to the the property. Mobile communication is available via EE, Three, O2 & Vodafone according to Ofcom.

Council Tax Band

South Kesteven District Council - Council Tax Band E.

Viewing

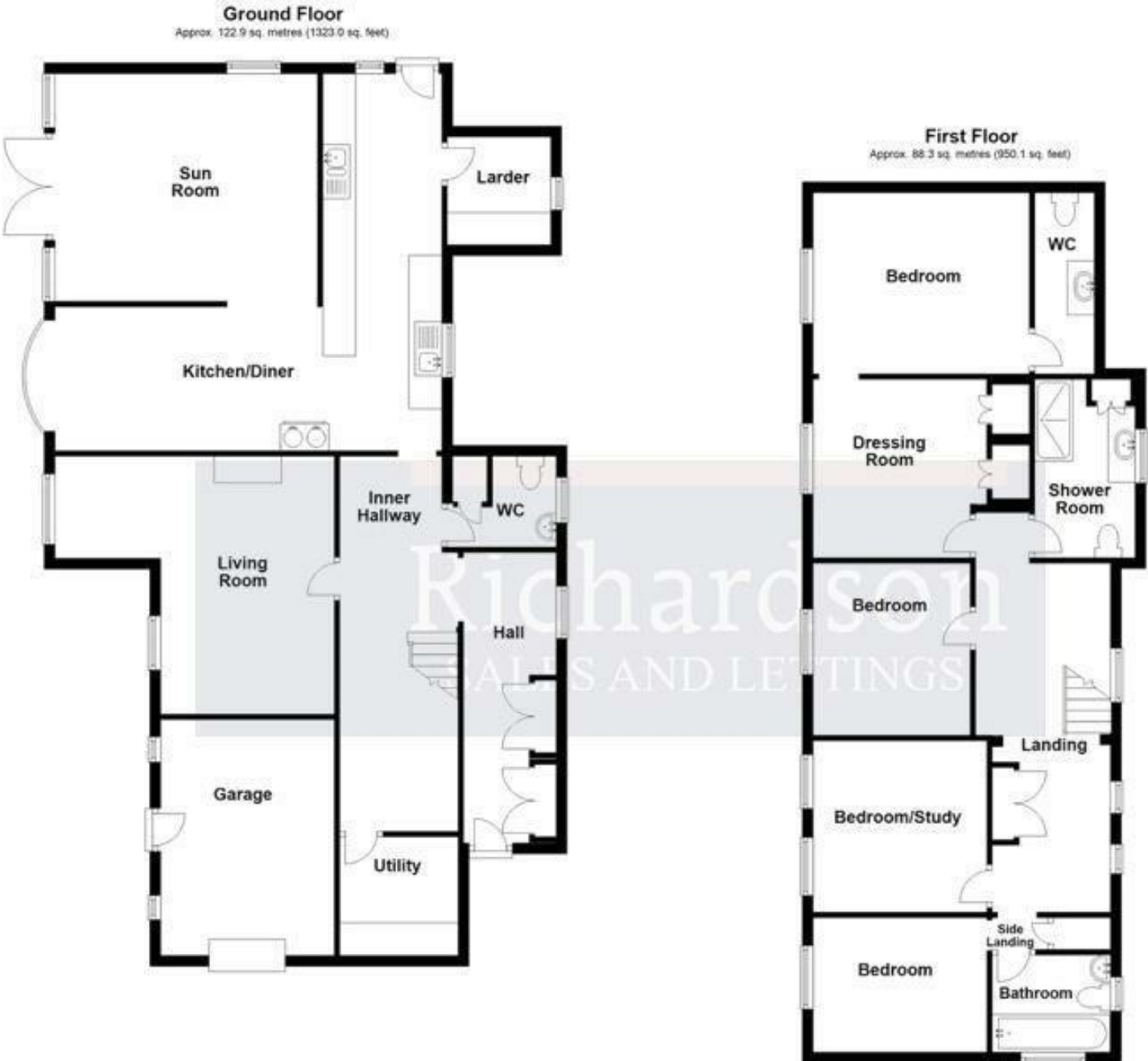
Strictly by appointment with Richardson 01780 762433



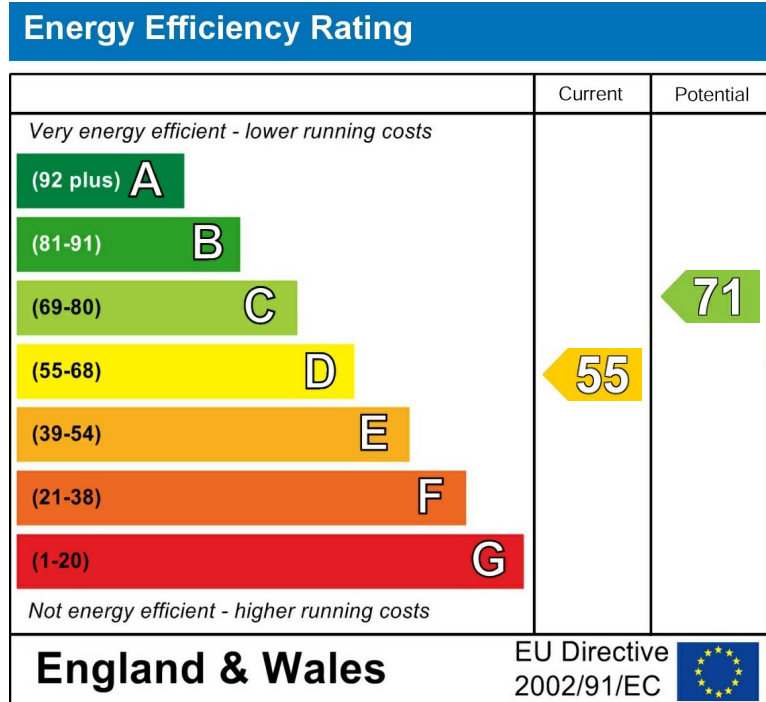
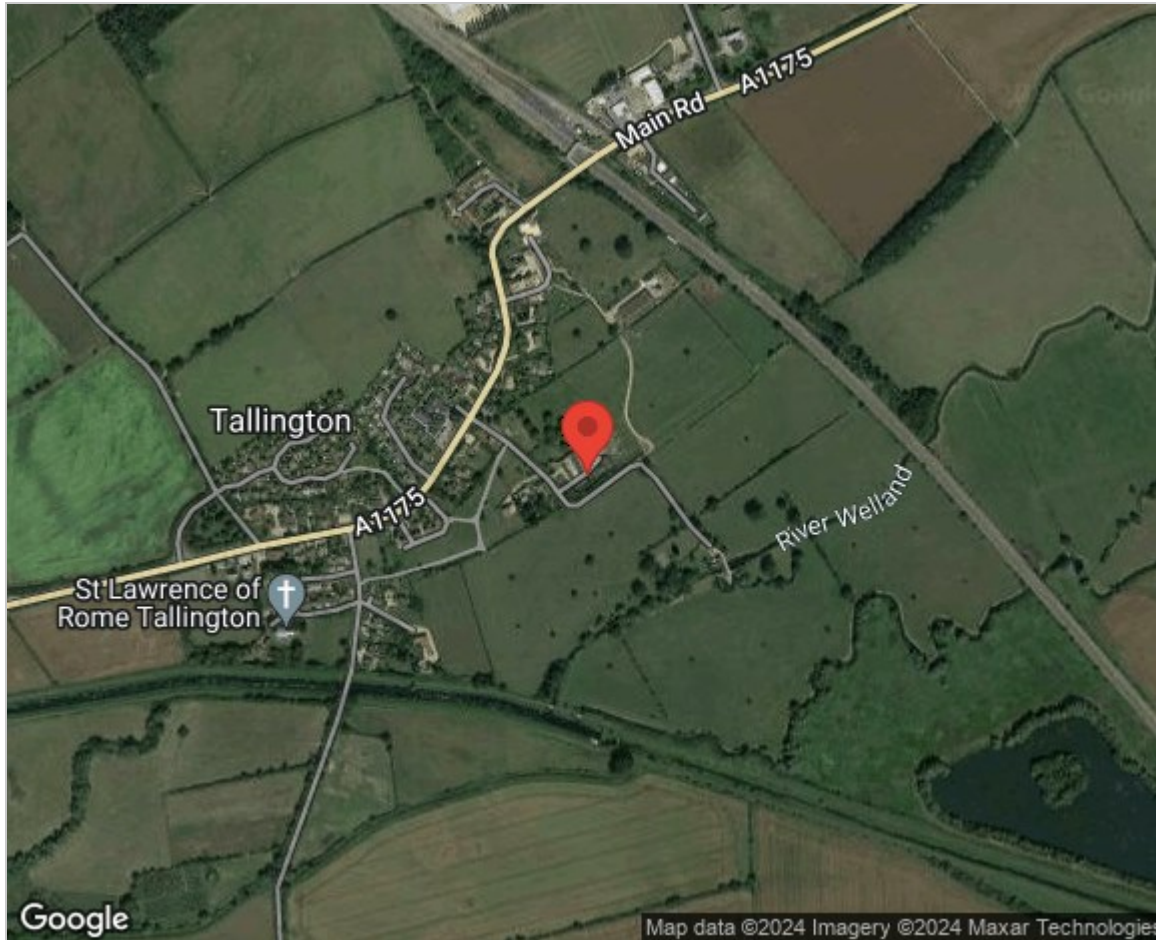




Floor Plan



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



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.

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

www.richardsonstateagents.co.uk

01780 762433