



BEAUFORT BARN

Glinton Road, Helpston, Peterborough, PE6 7DQ



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A most attractive stone barn conversion tucked away in an enviable position right in the heart of the pretty village of Helpston, equidistant from Stamford and Peterborough. The property is Grade II listed, built of coursed rubble stone under a blue slate roof and retains some very appealing features such as exposed timbers and flag stone steps.

Converted in the late 1990's, Beaufort Barn offers generous accommodation including three reception rooms, a breakfast kitchen, utility and cloak room to the ground floor and at first floor, four large bedrooms, two of which are en suite, plus a family bathroom.

The delightful home has a mature rear garden, a large shingle parking area and a double garage complete with a mezzanine floor above for storage.

STEP INSIDE

A spacious hallway, central to the home, allows access to two reception rooms plus the breakfast kitchen.

The kitchen itself has been recently refitted with a range of contemporary wall and floor standing cabinets which contrast beautifully against the exposed ceiling timbers and deep window reveals. Beyond the kitchen is a useful utility room which also has access to the rear garden. A cloak room, fitted with a loo and wash hand basin is also located off the utility room.

The main sitting room is flooded with natural light due to the large windows adorning the westerly aspect. Exposed timbers and stone walls are a pleasing reminder of this home's origins, while French doors open to a sheltered stone terrace with views over the rear garden making it a great space to enjoy throughout the year.

Beyond the sitting room is a further reception room, currently used as a home office complete with fitted bookshelves and storage cupboards.





Accessed from the hallway, a spacious dining room is situated to the rear of the property and benefits from large windows and French doors allowing direct access to the pretty rear garden.

FIRST FLOOR

The principal bedroom has a vaulted ceiling with exposed timbers, deep window reveals with plantation shutters to the windows, wood effect flooring and access to a generous en suite shower room with walk in shower, loo and wash basin with in built vanity cabinets.

Bedroom two has a vaulted ceiling, in built wardrobe/storage and an en suite shower room with a shower, loo and pedestal basin.

Bedrooms three and four have generous storage with inbuilt floor to ceiling wardrobes and partially vaulted ceilings with exposed timbers. These two bedrooms share a large family bathroom with panelled bath, large walk-in shower, loo, bidet, and inbuilt vanity cabinets with inset wash basin.

STEP OUTSIDE

To the rear of the property is a very private and most attractive garden. There are many mature plants and shrubs along with a central lawn, shingle pathways and delightful stone terrace areas, ideal for alfresco dining in the warmer months.

To the front of the property is a shingle garden with a stone pathway which leads to a large parking area shared with next door. The property has a double garage en block with a mezzanine floor, ideal for storage.

LOCATION

Helpston is a thriving village, well placed between Stamford (6 miles) and Peterborough (6.5 miles). The village offers a well-regarded primary school, Church, shop/post office, a pub and a village hall. There is a regular bus route to Peterborough and Stamford every 30 minutes throughout the day. There is also a renowned butchers and country store approximately 1 mile outside of the village on the way to Ufford.

The market town of Stamford offers many amenities including a good range of shops, excellent schooling and a produce market which is held every Friday. The Cathedral City of Peterborough also offers a wide range of facilities and excellent train links. (46 minutes to London Kings Cross approx).

SERVICES

Electric, water and mains drainage are understood to be connected. The property has oil fired central heating. (None tested by the agent)





FIXTURES & FITTINGS

Every effort has been made to omit any fixtures belonging to the Vendor in the description of the property and the property is sold subject to the Vendor's right to the removal of, or payment for, as the case may be, any such fittings, etc. whether mentioned in these particulars or not.

LOCAL AUTHORITY

Peterborough City Council
Council Tax Band - G

TENURE

Freehold

VIEWING

Strictly by appointment through the agent, Digby and Finch (Stamford Office),

POSSESSION

Vacant possession upon completion

EPC RATING

Exempt

PLANS

The site and floor plans forming part of these sale particulars are for identification purposes only. All relevant details should be legally checked as appropriate.



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Approximate Gross Internal Area = 226.0 sq m / 2433 sq ft

Garage = 31.4 sq m / 338 sq ft

Total = 257.4 sq m / 2771 sq ft



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