



2 Welby Terrace, Barrowby, Lincolnshire,
NG32 1DA

£275,000

Tel: 01949 836678

 **RICHARD
WATKINSON**
PARTNERS
Surveyors, Estate Agents, Valuers, Auctioneers

- Delightful Period Cottage
- 2 Bedrooms
- Accommodation Over 3 Floors
- Allocated Parking
- Viewing Highly Recommended
- Wealth Of Character & Features
- Modern Kitchen & Bathroom
- Overlooking a South Facing Courtyard
- Central Village Location

A wonderful opportunity to purchase a delightful three storey period cottage, tucked away in a quiet courtyard setting at the heart of this well regarded village.

This interesting home offers a deceptive level of accommodation lying in the region of 960 sq.ft., providing a considerable level of character being packed full of features with each room offering its own individuality, some of which provide internal stone elevations, exposed beams and trusses and an attractive fireplace to the sitting room. The property, in its current layout, offers two main bedrooms including a superb master suite to the second floor with an attractive vaulted ceiling with exposed timbers, and an initial walk through dressing area which, subject to consent, could provide a third bedroom, conversion of an ensuite or a fantastic additional living space off the main double bedroom.

The property has been tastefully renovated throughout with updated kitchen and bathroom, providing modern fixtures and fittings with a traditional slant.

As well as the internal accommodation the property occupies a low maintenance plot tucked away in a small courtyard setting shared with only a couple of other dwellings, with an allocated parking space.

The property is positioned in the heart of the village with its amenities and viewing comes highly recommended to appreciate both the location and accommodation on offer.

BARROWBY

Barrowby is a thriving village well equipped with local amenities including a primary school, public house, and local shop, allotments, large children's park and play facilities. The village lies close to the A52 and A1 providing good road access and is a short drive from the market town of Grantham from where there are trains via the East Coast Mainline to Kings Cross in just over an hour, as well as access to other numerous cities. There are also excellent shopping facilities in Grantham and well regarded boys and girls grammar schools.

A COTTAGE STYLE STABLE DOOR WITH OBSCURED GLAZED LIGHT LEADS THROUGH INTO:

INITIAL DINING KITCHEN

13' x 12' (3.96m x 3.66m)

A delightful light and airy room offering a wealth of character and features, having exposed internal stonework, attractive heavily beamed ceiling, quarry tiled floor and double glazed window to the front. The kitchen is beautifully appointed having been sympathetically

modernised with a range of cream fronted Shaker style base units with cottage style fittings and oak preparation surfaces providing an excellent working area, having undermounted Belfast style sink with chrome swan neck mixer tap and oak upstands, integrated appliances including Lamona induction with fan assisted oven beneath, fridge, freezer, dishwasher and washing machine, wall mounted electrical consumer unit consumed behind cupboard and an open doorway leading through into:

SITTING ROOM

13'5" x 12'1" (4.09m x 3.68m)

Again a beautiful room tastefully appointed with sympathetic decoration, having a wealth of character. The focal point to the room being a chimney breast with exposed brick back, flagged hearth and inset solid fuel stove. Alcoves to the side with bespoke built in low level storage cupboard, heavily beamed ceiling, wood effect laminate flooring, attractive exposed internal stone elevation, turning staircase rising to the first floor landing with alcove beneath, double glazed window and French doors leading out into the courtyard garden.

A TURNING STAIRCASE RISES TO:

FIRST FLOOR GALLERIED LANDING

11'11" x 5'2" (3.63m x 1.57m)

Having a central heating radiator and further oak cottage latch door leading into:

BATH/SHOWER ROOM

11'10" x 7'8" (3.61m x 2.34m)

Beautifully appointed with a modern suite with traditional elements, having attractive free standing ball and claw double ended roll top bath with chrome mixer tap and integral shower handset, separate double length shower enclosure with glass screen and wall mounted shower mixer with both independent handset and rainwater rose over, close coupled WC and vanity unit with inset Holborn traditional style sink with chrome taps and tiled splash backs, oak effect flooring, deep skirtings, combination column towel radiator and double glazed window to the front.

Returning to the initial landing an open doorway leads through into a further inner landing and, in turn, a further door leading to:

BEDROOM 2

8'9" x 8'11" (2.67m x 2.72m)

An attractive room that could be utilised as a small double bedroom, having exposed wide board floor boards, built in airing cupboard which also houses the gas central heating boiler and provides useful storage, further under stairs storage cupboard and double glazed window to the front.

RETURNING TO THE INNER LANDING A FURTHER STAIRCASE RISES TO THE SECOND FLOOR AND THE:

MASTER SUITE

A fantastic space situated in the eaves providing around 315 sq.ft. of floor area and comprising initial walk through dressing room which could offer potential to be split to create a further bedroom, study or cot room and leads through into a further double bedroom.

INITIAL WALK THROUGH DRESSING ROOM

12'5" x 12'3" (3.78m x 3.73m)

Making an excellent dressing room, having attractive pitched ceiling with exposed purlins and central beam, useful built in storage cupboard which also houses the pressurised hot water system, spindle balustrade, double glazed window to the front and an open doorway leading through into:

MAIN BEDROOM

12' x 12'3" to eaves (3.66m x 3.73m to eaves)

A well proportioned double bedroom again having an attractive pitched ceiling with exposed timbers, chimney breast with built in wardrobes to either side and double glazed window to the front.

EXTERIOR

The property occupies a fantastic central village location, tucked away in a small courtyard setting shared with only a couple of other period dwellings, having an initial entrance leading into a gravelled central courtyard area and, in turn, a parking area used by the property. The front of the property benefits from a southerly aspect catching much of the day's sun.

COUNCIL TAX BAND

South Kesteven District Council - Band B

TENURE

Freehold

ADDITIONAL NOTES

The property is understood to have mains drainage, electricity, gas and water (information taken from Energy performance certificate and/or vendor).

The courtyard area is shared with neighbouring dwellings, with a shared responsibility for maintenance (one fifth) and associated costs. We are informed by the vendor there is an allocated private parking space for one private motor vehicle.

The property is located within the village conservation area.

ADDITIONAL INFORMATION

Please see the links below to check for additional information regarding environmental criteria (i.e. flood assessment), school Ofsted ratings, planning applications and services such as broadband and phone signal. Note Richard Watkinson & Partners has no affiliation to any of the below agencies and cannot be responsible for any incorrect information provided by the individual sources.

Flood assessment of an area: _

<https://check-long-term-flood-risk.service.gov.uk/risk#>

Broadband & Mobile coverage:-

<https://checker.ofcom.org.uk/en-gb/broadband-coverage>

Radon Gas:-

<https://www.ukradon.org/information/ukmaps>

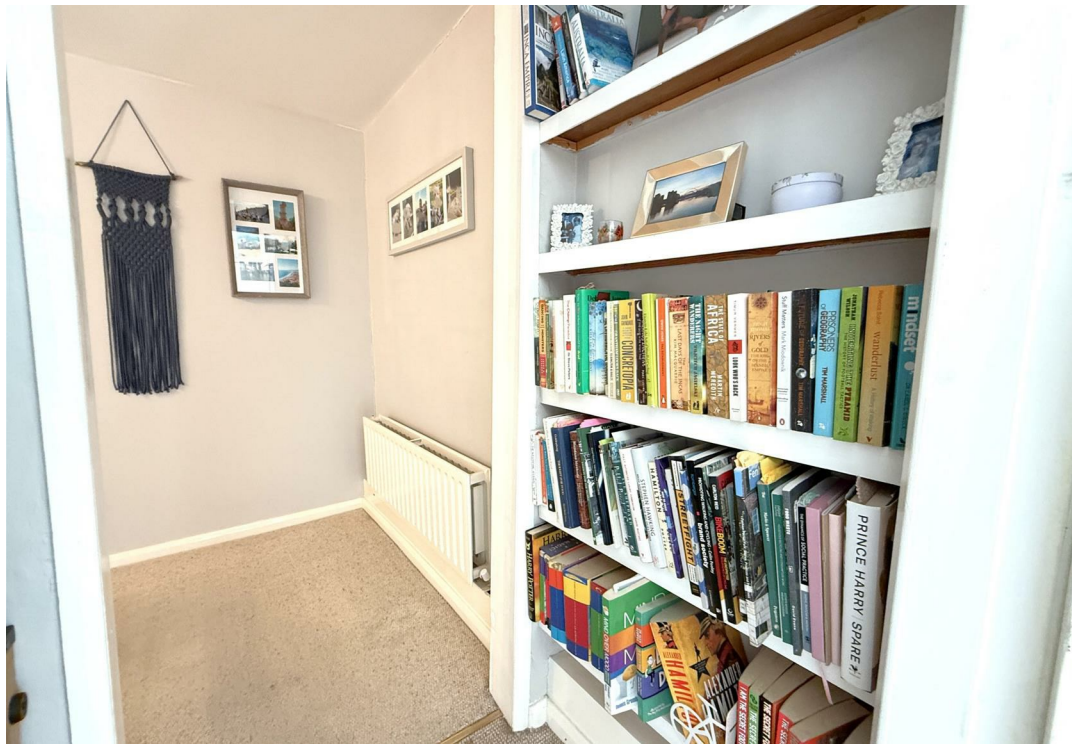
School Ofsted reports:-

<https://reports.ofsted.gov.uk/>

Planning applications:-

<https://www.gov.uk/search-register-planning-decisions>

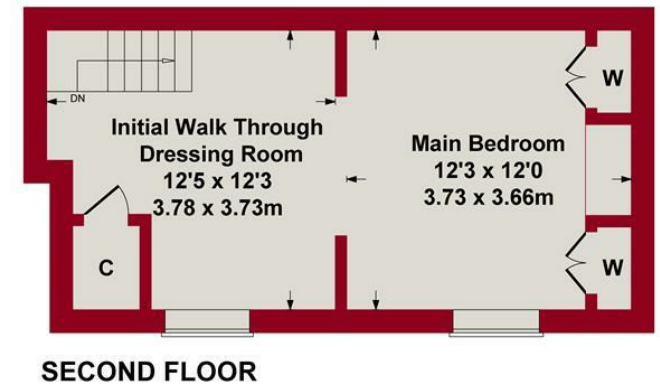
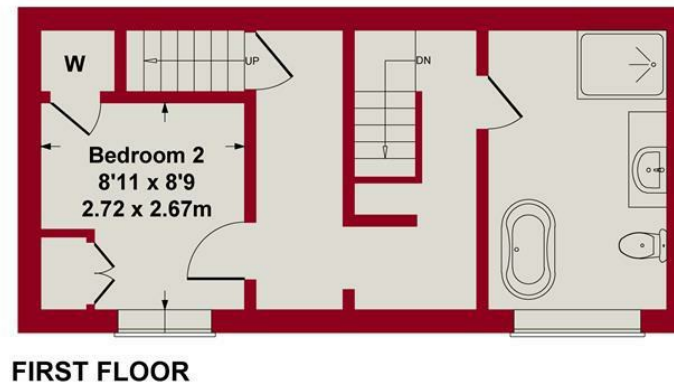
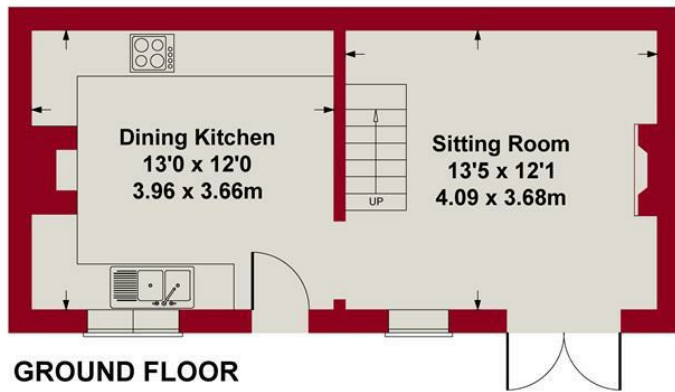










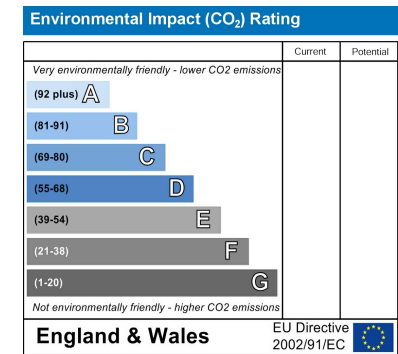
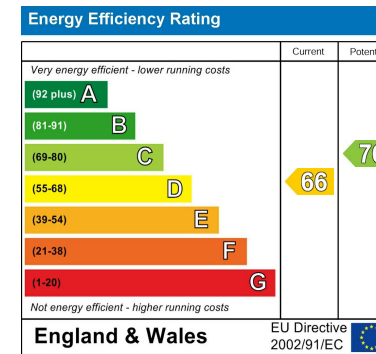


SKETCH PLAN FOR ILLUSTRATIVE PURPOSES ONLY

All measurements walls, doors, windows, fittings and appliances, their sizes and locations, are approximate only. They cannot be regarded as being a representation by the seller, nor their agent.

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