



Bulby, Bourne

 **NEWTON FALLOWELL**

5 3 2

Key Features

- Stunning Character Property
- Extensive Downstairs Accommodation
- Picturesque Village Location
- Large Five Bedroom Family Home
- Large Corner Plot
- Backing onto Open Fields
- Ample Off Road Parking with Double Garage and Outbuildings
- EPC Rating E
- Freehold

Offers in excess of £585,000





Cornerstone Cottage is a spacious five bedroom home, full of character, positioned on an elevated plot within the highly sought after village of Bulby. The property has been extended by the current owners and has a useful set of outbuildings which have massive potential for further work.

The property boasts an Entrance Porch & Hallway, Living Room with feature log burning stove, Dining Room, Fitted Kitchen, Dining Area, Utility, Shower Room and Rear Porch. As you move to the first floor you are greeted by a Family Bathroom and 5 Bedrooms, Master having En Suite Shower Room.



To the front of the property you have a large gravel driveway which sweeps around the side of the property. Gated access to the side provides further parking as well as a double garage and four outbuildings which, subject to the relevant planning, have huge potential for conversion. The rear garden is fully enclosed and offers patio and lawned areas.



Entrance Hall 2.69m x 3.91m

Lounge 4.14m x 7.47m

Dining Room 4.09m x 3.63m

Kitchen-Diner 6.68m x 3.40m

Utility 2.62m x 2.62m

Wet Room 0.00m x 0.00m (0'0" x 0'0")

Bootroom 3.48m x 1.65m

WC 1.80m x 1.30m

Bedroom 1 4.65m x 3.84m

En-Suite 2.72m x 1.80m

Bedroom 2 3.91m x 3.28m

Bedroom 3 4.72m x 2.41m

Bedroom 4 3.40m x 2.67m

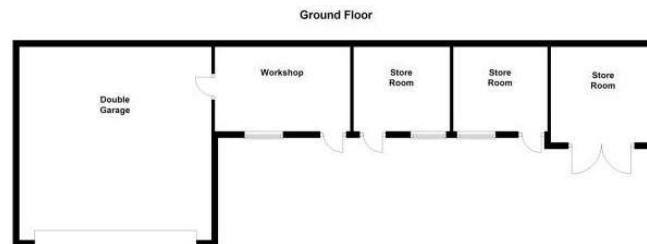
Bedroom 5 3.89m x 2.41m

Family Bathroom 4.01m x 2.34m

Double Garage 5.97m x 5.99m

Outbuilding 1 4.22m x 2.84m

Outbuilding 2 2.95m x 2.84m



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B		
(69-80)	C		80
(55-68)	D		
(39-54)	E	51	
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

COUNCIL TAX INFORMATION:

Local Authority:
Council Tax Band: F

AGENTS NOTE:

Please note these particulars may be subject to change and must not be relied upon as an entirely accurate description of the property. Although these particulars are thought to be materially correct, their accuracy cannot be guaranteed, and they do not form part of any contract. Some measurements are overall measurements and others are maximum measurements. All services and appliances have not and will not be tested.

ANTI-MONEY LAUNDERING REGULATIONS:

Intending purchasers will be required to provide identification documentation via our compliance provider, Lifetime Legal, at a cost of £55 per transaction. This will need to be actioned at the offer stage and we would ask for your cooperation in order that there will be no delay in agreeing the sale.

REFERRAL FEES:

Newton Fallowell and our partners provide a range of services to buyers, although you are free to use an alternative provider. We can refer you on to Mortgage Advice Bureau for help with finance. We may receive a fee of £300 if you take out a mortgage through them. If you require a solicitor to handle your purchase, we can refer you on to our in-house solicitors. We may receive a fee of £200 if you use their services.