



1 Western Cottage Middle Farm, Bourne, PE10 0UN

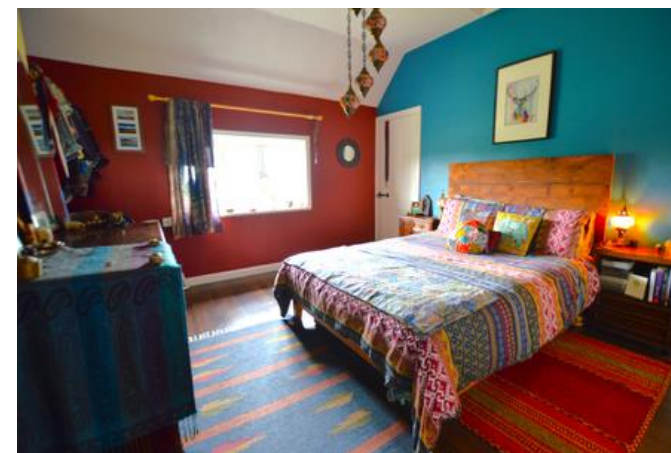
 **NEWTON FALLOWELL**

3 1 2

Key Features

- Stunning Rural Property
- Three Double Bedrooms
- Overlooking Farmers Fields
- Spacious Kitchen/Dining Room with Walk in Pantry
- Fully Enclosed Rear Garden with Outbuildings
- Character Cottage
- Council Tax Band - A
- EPC Rating - TBC
- Freehold

£300,000





Situated just outside the stunning village of Haconby is this character cottage set within a rural location surrounded by fields. Benefitting from three good sized bedrooms and a bright three piece family bathroom this is a must view property.

As you enter the property you are greeted with a stunning entrance hall providing access to both downstairs reception rooms. A recently redecorated room situated at the front of the property, currently being used as a home gym this is a great space which is extremely versatile. As you go through into the cosy living room which benefits from a large front aspect window and integrated wood fired log burner. The downstairs space is completed with a large open plan fully modernised kitchen dining space benefitting from a range of integrated appliances and a spacious walk-in pantry.

To the first floor this property benefits from three good sized bedrooms including the master bedroom offering built in storage and overlooks the fields to the front. A three piece family bathroom completes the upstairs space.

The front of the property offers ample off-road parking, a very large front garden mainly laid to lawn, it also offers side access to the rear garden. The rear garden benefits from multiple outbuilding with the largest currently being used as a wood workshop. The rest of the garden is mainly laid to lawn and with a decking area situated at back of the garden currently being used as an at home bar. This property is completely surrounded by open fields and really offers that rural feel.

Kitchen Dining Room 5.18m x 3.23m (17ft x 10.6ft)

Walk In Pantry 2.41m x 0.92m (7.9ft x 3ft)

Living Room 3.91m x 4.24m (12.8ft x 13.9ft)

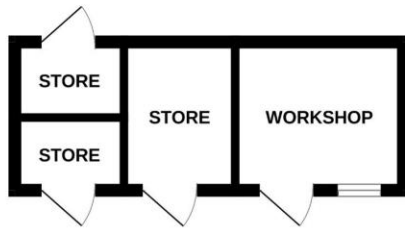
Gym/Dining Room 3.02m x 2.44m (9.9ft x 8ft)

Bedroom One 3.91m x 4.24m (12.8ft x 13.9ft)

Bedroom Two 4.22m x 3.02m (13.8ft x 9.9ft)

Bedroom Three 3.05m x 3.1m (10ft x 10.2ft)

Family Bathroom 2.03m x 2.13m (6.7ft x 7ft)



COUNCIL TAX INFORMATION:

Local Authority:
Council Tax Band: A

AGENTS NOTE:

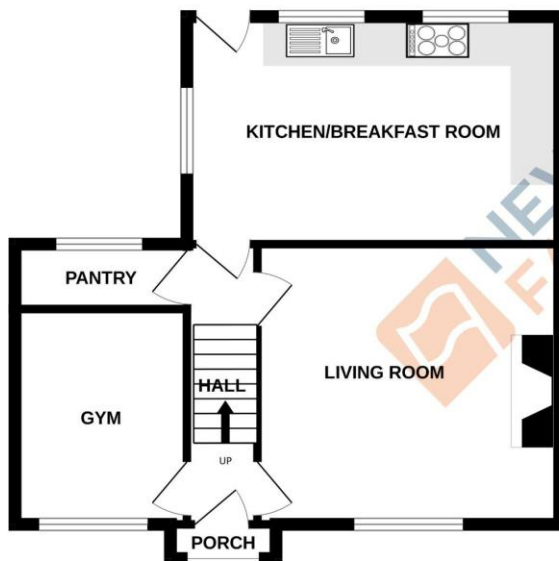
Please note these particulars may be subject to change and must not be relied upon as an entirely accurate description of the property. Although these particulars are thought to be materially correct, their accuracy cannot be guaranteed, and they do not form part of any contract. Some measurements are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



GROUND FLOOR



1ST FLOOR

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