



45 Main Street

Barnwell, PE8 5PS

£325,000

**Woodford & Co.**  
PROPERTY CONSULTANTS & AUCTIONEERS

- A beautiful stone and thatched cottage • Re-thatched in 2022 • Prime village location • Two double bedrooms • Gardens to the front & rear. • PLANNING PERMISSION for off-road parking



## Additional Information

Council Tax Band- B

EPC Rating -

Tenure- Freehold

**Viewings- Strictly by appointment with  
Woodford & Co.**

Telephone 01832 274732

This charming stone cottage dates from the late 1700s and is Listed Grade II. It has been extended and modernised, whilst retaining some original features, to create a comfortable home with character and benefitting from gas fired central heating. The property has been well maintained and was totally re-thatched in 2022.

In February 2022 Planning Permission was granted for the implementation of off-road parking at the end of the front garden.

The ground floor is entered via an original planked door with strap hinges. The sitting room has a beautiful brick floor, a fireplace with a gas fired living flame insert and a window seat. The window itself over-looks the front garden.

A door beneath stairs opens to a lobby which in turn runs into the cloakroom / WC.

Another door leads to the back hall, where there is a door to the garden and one into the kitchen.

The kitchen / Breakfast Room is fitted with a range of wall and base units in oak. There is an electric cooker and space for fridge and washing machine.

The stairs rise from the sitting room to a spacious landing with study area.

The main bedroom is at the back of the house and enjoys a lovely view over the gardens and fields beyond. It has fitted furniture and wardrobes.

The second bedroom is also a double room and a built-in wardrobe to one side.

The bathroom is well-appointed with a panelled bath with shower above, WC and wash basin.

The cottage sits behind a long front garden and has a view of the brook.

Planning Permission was granted in February 2022 for the creation of a parking space in the front garden. Details are available from the agent.

The rear garden can be accessed from the back hall of the house. There are steps up to the lawn.

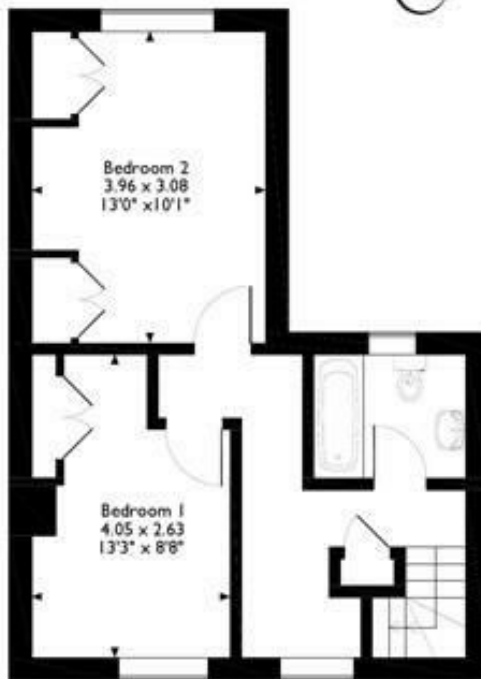
Energy Performance Rating - Band D

Council Tax - Band B

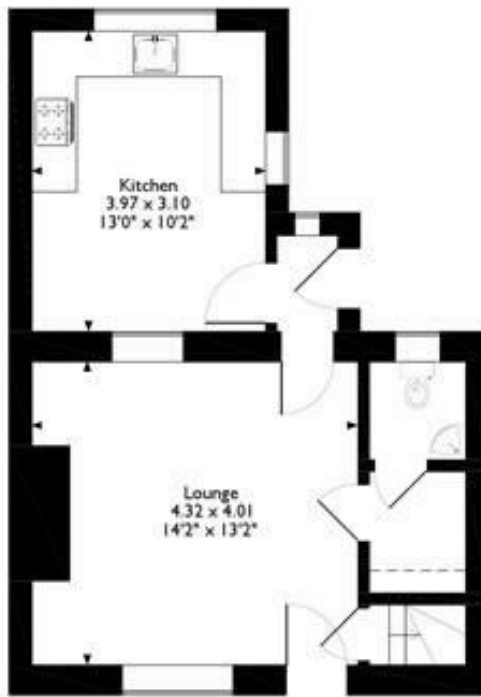
Tenure -Freehold



Approximate Gross Internal Area  
74 Sq M/802 Sq Ft



First Floor



Ground Floor

Please note that the floor area of rooms, corridors and other areas are approximate and the floor area is for guidance purposes only. Measurements are given in meters and feet.

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Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements