



**CHURCH STREET, MARKET DEEPING, PE6 8BZ**  
**£700,000 FREEHOLD**

A WELL-PROPORTIONED STONE COTTAGE, WITH PARTS DATING BACK TO 1697, FULL OF CHARACTER AND CLEVERLY EXTENDED TO BLEND THE ORIGINAL FABRIC OF THE BUILDING WITH MODERN DAY LIVING. DELIGHTFULLY LOCATED WITHIN THE COVETED CONSERVATION AREA, OFFERING FLEXIBLE LIVING AND A CONVERTED BARN WITH HOME OFFICE.

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Approached from the private driveway, you pass through the timber electric gates and step into a hidden oasis, beautiful gardens and a handsome oak clad pantile barn greet you, meander along the garden path and up to the attractive façade, with glazed entrance door through to;

#### BOOT ROOM

8'11 X 17'2 (max) a space to kick off your boots and hang your coat, with tiled flooring and part glazed door to the front courtyard

#### UTILITY ROOM

8'11 x 6'8 a great work room with window to the rear aspect, comprising a range of base and eye level storage units, work surface and Belfast sink, fridge space and plumbing and space for washing machine, space for tumble dryer, tiled flooring, radiator and ceiling spotlights

#### CLOAKROOM

With frosted window to the rear aspect, comprising a modern two-piece suite, low level WC and pedestal wash hand basin, tiled splash backs and tiled flooring and a handy recessed double storage cupboard

#### KITCHEN

16' x 10'1 opening to 25'8 a stunning space opening through to a quite beautiful family area, with double glazed window to the rear aspect, comprising a range of classic modern base and eye level storage units, straight edge work surface with sink inset and mixer tap over, underfloor heating, integrated dishwasher, freestanding range with stainless steel extractor fan over, breakfast bar, tiled splash back and vertical radiator

#### FAMILY ROOM

14'10 x 8'2 a wonderful space bringing the outside in, with large bi-fold doors opening onto the gardens and large entertaining area, lantern sky light, exposed stonework, underfloor heating, vertical radiator and tiled flooring

#### PLAYROOM

13'9 X 8'10 a versatile living space with UPVC window to the front aspect, exposed stonework and

timber, engineered oak flooring, radiator and recessed boiler cupboard

#### ENTRANCE HALL

With entrance door to the front aspect, vaulted ceiling to the part galleried landing, attractive panelling and understairs storage, finished with engineered oak flooring.

#### SNUG

9'5 X 14'6 a lovely room, a cozy space to unwind, with UPVC window to the front aspect, bespoke corner cabinet, an attractive inglenook fireplace with exposed stonework and timber mantle over

#### SITTING ROOM

24'7 x 15' (max) a truly beautiful living room with UPVC window to the front aspect and UPVC French doors onto the gardens and entertaining space, a commanding stone fireplace with cast wood burner inset, exposed stonework and feature alcoves, dual radiators and part wood effect flooring

#### LANDING

24'9 a part galleried landing with UPVC window to the rear aspect and air conditioning unit

#### BATHROOM

10'10 x 9'5 superbly appointed room with UPVC window to the front aspect and comprising a five-piece quality suite, low level WC, dual wash hand basins, oversize bath and double shower cubicle with rain shower over, ½ tiled walls and chrome heated towel rail

#### BEDROOM

10'10 x 16' a light and airy bedroom with double glazed windows to the side and rear aspect, with part vaulted ceiling, fitted bedroom furniture including double wardrobes and vanity

#### EN SUITE

With UPVC window to the side aspect, comprising a modern three-piece suite, low level WC, wash hand basin set in vanity unit and corner shower cubicle, chrome heated towel rail, ceiling spotlights, extractor fan and tiled effect flooring

#### BEDROOM

11'10 x 9'5 a good double bedroom with UPVC window to the front aspect and stunning views over the Church

#### BEDROOM

12'6 x 11'2 another lovely double room with UPVC window to the front aspect and enjoying views over the Church

#### BEDROOM

11'3 x 12'6 a bright bedroom another double with part vaulted ceiling and double glazed window to the rear aspect and further window to the side

#### BARN

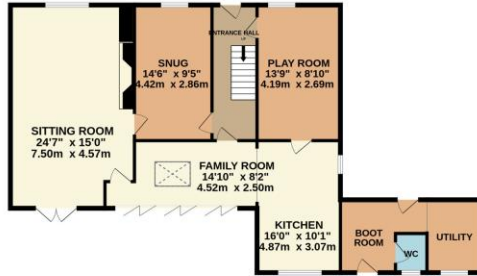
A fantastic addition to the outside space, a rebuilt timber framed barn clad in waney edged oak with a pantile roof, effortlessly blending in with its surroundings. A versatile configuration, with annex potential (subject to relevant planning) currently a HOME OFFICE 12'6 x 19'4 with vaulted ceiling exposed timber beams, dual electric radiators, power points and ceiling spotlights. STORE with mezzanine floor and WORKSHOP/GARAGE 12'10 x 10'8 with timber double doors, power and light connected.

#### OUTSIDE

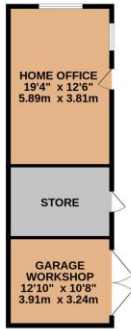
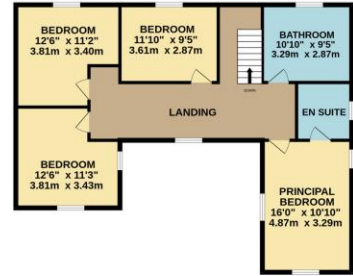
Set along Church Street, arguably one of the most desirable causeways within the Deepings, across from the grade I listed St Guthlac's church, and just a few steps from the Market town. A true hidden gem, from the front an unassuming yet attractive 1697 cottage façade, the true surprise is at the rear. Via block paved driveway you approach the dual timber electric gates, which open through to the stunning rear elevation and the surrounding gardens. Ample gravelled off-road parking for at least four vehicles with electric car charging point. The well-tended lawns open out, with children's play area and well stocked beds and borders, there is an extensive patio seating area ideal for entertaining with dual awnings for sunny days. There is a hidden courtyard to the front enclosed by stone wall with cock and hen edging.



GROUND FLOOR  
1675 sq.ft. (155.6 sq.m.) approx.



1ST FLOOR  
943 sq.ft. (87.6 sq.m.) approx.



TOTAL FLOOR AREA: 2618 sq.ft. (243.2 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		82
(69-80)	C	71	
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	



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