



EASTGATE, DEEPING ST JAMES, PE6 8HH
£595,000 FREEHOLD

A BEAUTIFULLY APPOINTED STONE COTTAGE FULL OF CHARM, A WONDERFUL FUSION OF THE ORIGINAL FABRIC OF THE BUILDING FUSED WITH A MODERN AND CHIC FINISH. A STUNNING HOME, VERSATILE AND WELL PROPORTIONED SET IN MATURE SIZABLE GARDENS WITH TIMBER CABIN, ALL JUST A SHORT STROLL TO RIVERSIDE WALKS.

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A wonderful location within an historic part of Deeping St James, set behind a low stone wall with cobble effect driveway leading to double timber gates opening to a secure driveway, across the drive and up to the attractive entrance with part glazed door through to:

ENTRANCE LOBBY

A pretty reception greets you finished with herringbone flooring and opening through to the kitchen day room.

BATHROOM

With sash window to the side aspect comprising an attractive modern Victorian style three-piece suite, with high level WC, wash hand basin set on reclaimed timber stand and roll top bath, part panelled walls, bespoke storage cupboard with plumbing and space for washing machine, school style radiator, eaves storage and bold tiled flooring.

BEDROOM/HOME OFFICE

12'11 x 6'5 a great space with porthole window to the front aspect and further window to the side, an occasional bedroom or unique home office, with part vaulted ceiling and exposed stonework, radiator and finished with wood effect flooring.

KITCHEN DAY ROOM

24'1 x 15'9 a bright and inviting kitchen, a room for everyone to gather in with UPVC French doors opening onto the rear gardens, comprising a bespoke range of attractive base units and pantry units with contrasting central island unit finished with quartz work

surface and double Belfast sink with mixer tap over, recess with tiled inlay and space for range, school radiators and finished with herringbone flooring, opening through to:

PLAYROOM/GARDEN ROOM

12' x 13'11 UPVC and plastered brick construction, a light and versatile space, with tiled flooring and French doors onto the rear gardens.

SITTING ROOM

27' x 12'3 a beautifully appointed living space full of charm and character with dual sash windows to the front aspect, exposed stonework, whitewashed painted timber beams, attractive fireplace with timber mantle, tiled inlay and cast wood burner, handcrafted bespoke storage, painted timber stairs to the first-floor accommodation.

LANDING

With recessed storage cupboard and striped timber doors spanning out to:

BEDROOM

12'3 x 10'11 a lovely double bedroom with sash window to the front aspect, stripped wood flooring, and handcrafted bespoke bedroom furniture, radiator with lattice cover and cast bedroom fireplace.

BEDROOM

13'8 x 8'7 another double bedroom with sash window to the front aspect, attractive wall panelling, radiator and loft access.

BEDROOM

10'7 x 15'5 the largest of the three, a warm and relaxing space with dual sash windows to the front aspect, radiator and attractive wall panelling.

BATHROOM

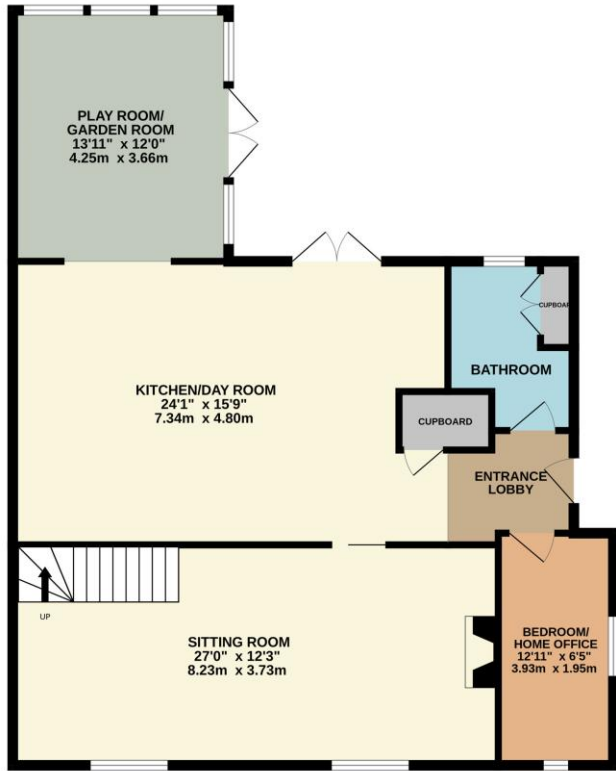
11' x 7'9 a light and airy room with sash windows to the rear aspect and further frosted window to the side, comprising a four-piece white suite, low level WC, wash hand basin, panel bath and shower cubicle, attractive panelled walls and wood effect flooring.

OUTSIDE

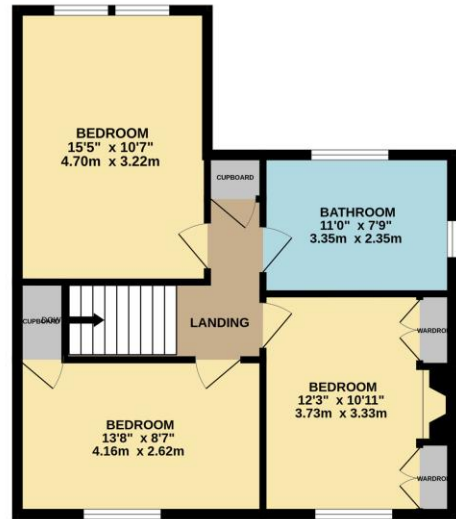
A fantastic position along the ever-popular Eastgate in Deeping St James, set within the conservation area and a short stroll to riverside walks, amenities and local schools. The attractive frontage is set behind a low stone wall, the driveway to the side leads to dual timber gates opening onto further secure off road parking and detached GARAGE with WORKSHOP. The rear gardens are a delight and a generous size, beautifully mature and landscaped, there is an entertaining area with extended patio seating, neat lawns with well stocked borders a lovely spot with hot tub and timber shed. You then step into this delightful, wooded play area with trees to climb and a myriad of possibilities, there is a large TIMBER CABIN with double doors, previously used as an outdoor playgroup, could be a studio or gym.



GROUND FLOOR
1062 sq.ft. (98.7 sq.m.) approx.



1ST FLOOR
562 sq.ft. (52.2 sq.m.) approx.



TOTAL FLOOR AREA: 1624 sq.ft. (150.9 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		84
(69-80)	C		
(55-68)	D	60	
(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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