



RED KITE BARN
WITTERING

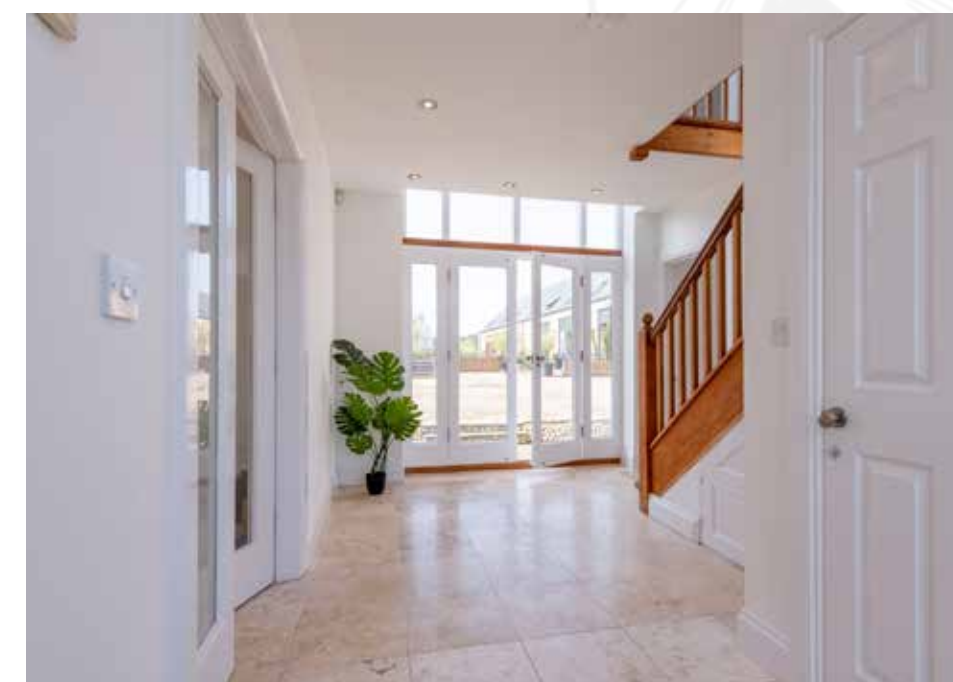


Are you looking for a characterful stone-built home with a detached cottage annexe? Originally 19th Century agricultural barns with cattle troughs, this five-bedroom family home offers all you require for easy living and a separate three-bed, two-bathroom cottage. The perfect spot to encompass the delightful countryside views. Welcome to Red Kite Barn and Dairy Cottage.

COME INSIDE

A sweeping gravel driveway winds past the dry-stone walls and fields. Pull up to your detached garage or to the parking area aside.

A paved pathway crosses the lawn and arrives at a striking entrance. Here, glazed double doors topped by a large feature window – echoed to the rear – flood the reception hallway with natural light, while heated travertine floor tiles welcome you inside. Throw off your coats and shoes and freshen up in the handy cloakroom.





FAMILY FRIENDLY FLOW

Discover a bright, generously sized sitting room where a natural stone fire surround creates a lovely focal point for friends and family to congregate, complemented by stylish wall up-lights. Slender windows frame the pretty front garden, while glazed double doors encourage you to bring drinks onto the terrace.

Back in the hallway, rear glazed doors link to the courtyard garden and across to Dairy Cottage. The heated flooring continues into a dining room with garden access and through into the contemporary breakfast kitchen, where a stable door makes it easy to enjoy meals in the sunny courtyard.



Illuminated by recessed downlights, the brand new kitchen features an excellent range of contemporary wrap-around wall and base cabinets housing an array of appliances with granite breakfast bar and worktops inset with a deep Butler sink for prepping veggies.

There's also a separate sink for washing up while admiring the delightful country views from the window above.





Return to the impactful landing, which boasts double-height front and rear windows, before ascending a further staircase to the second floor. A contemporary shower room serves this floor, with rooflight windows offering verdant country views. Why not claim this upper level as a private floor suite, office space, or an epic teenager's retreat?



REST & UNWIND

Ascend the staircase to a first-floor landing connecting to three doubles where you will discover plentiful storage. The dual-aspect principal has a walk-in wardrobe and an en suite bathroom. Next, two further double bedrooms feature built-in storage and en suite shower rooms.





STEP OUTSIDE

The east-facing front garden is mainly lawn bordered by shrubbery and comes with a pleasant patio area to sit back and enjoy your views. The west-facing rear garden is a spacious blank canvas.



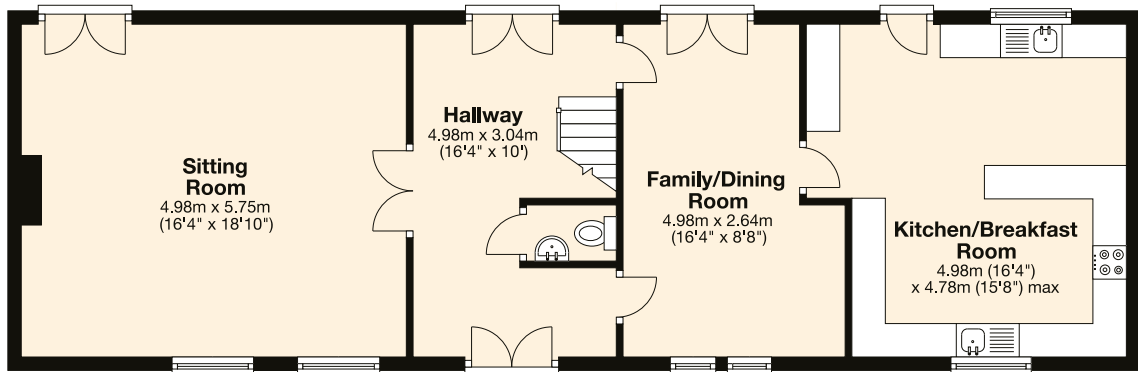
DAIRY COTTAGE

The Dairy Cottage is the perfect home office in the making or ready-to-use accommodation for family members and guests.

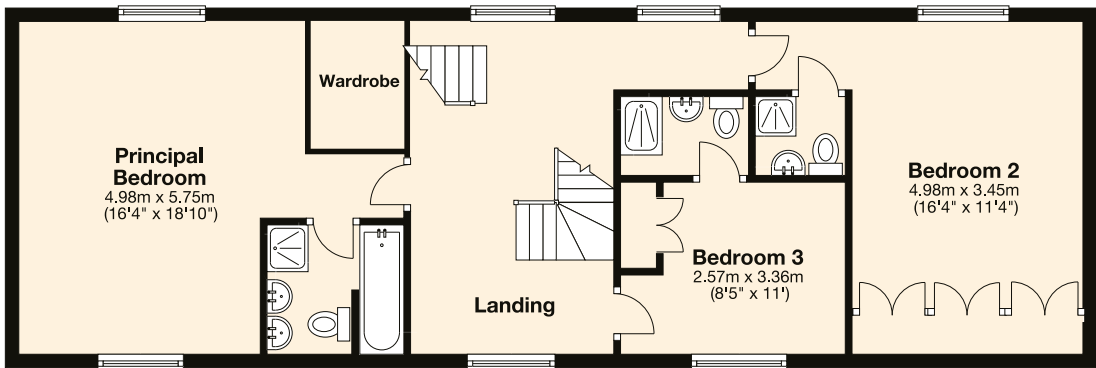
To the front, there's an Indian Stone terrace and gravel area for sitting outside. Glazed folding doors invite you into an open plan kitchen living area, fitted with modern Shaker-style cabinets incorporating integrated appliances and space to pop an undercounter appliance too. An exposed stone feature wall, quaint arched window, and a beautiful spiral staircase imbue the cottage with plenty of charm and character. Next, you'll discover two bedrooms with built-in wardrobes and a part-tiled three-piece bathroom. Locate a third bedroom with an en suite shower room and ample storage on the first floor.



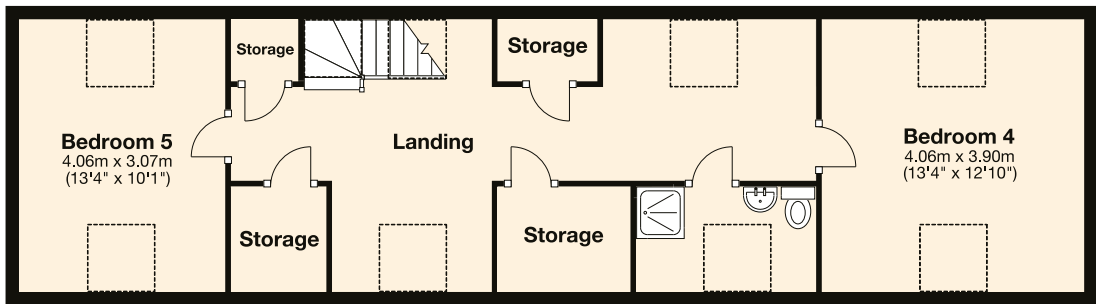
Ground Floor



First Floor



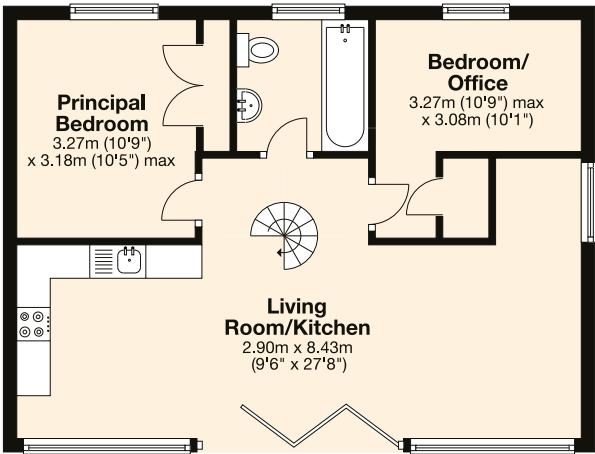
Second Floor



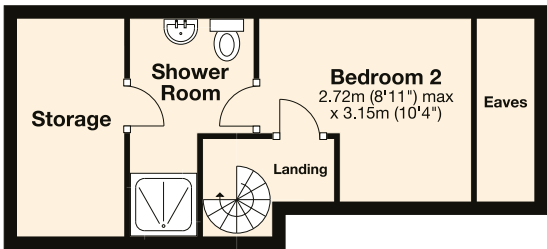
Please note, we have used rendered / virtual staging for some of the images for illustrative representation purposes only

Pelham James use all reasonable endeavours to supply accurate property information in line with the Consumer Protection from Unfair Trading Regulations 2008. These property details do not constitute any part of the offer or contract and all measurements are approximate. The matters in these particulars should be independently verified by prospective buyers. It should not be assumed that this property has all the necessary planning, building regulation or other consents. Any services, appliances and heating system(s) listed have not been checked or tested. Purchasers should make their own enquiries to the relevant authorities regarding the connection of any service. No person in the employment of Pelham James has any authority to make or give any representations or warranty whatever in relation to this property or these particulars or enter into any contract relating to this property on behalf of the vendor.

Annexe Ground Floor



Annexe First Floor



NOT IN ACTUAL POSITION

THE FINER DETAILS

Freehold
Grade II listed
LPG central heating
Mains electricity and water
Sewage treatment tank
Peterborough City Council, tax band F, £2,669.19 (2021/22)
Plot size approx. 0.2 acres (subject to survey)

Ground Floor: approx. 82.1 sq. metres (884.1 sq. feet)
First Floor: approx. 79.1 sq. metres (851.4 sq. feet)
Second Floor: approx. 64.6 sq. metres (695.0 sq. feet)
Annexe Ground Floor: approx. 52.8 sq. metres (568.4 sq. feet)
Annexe First Floor: 22.9 sq. metres (247.0 sq. feet)
Total area: approx. 301.5 sq. metres (3245.8 sq. feet)



OUT AND ABOUT

The close by village of Wittering has easy access to the A1, which links to the well-served neighbouring village of Wansford and the famous Georgian market town of Stamford. The adjoined A47 provides a fast route to Peterborough – ideal for commuting or enjoying the cathedral city's sports, arts and shopping facilities.

Wittering village has a convenience store, pub and take-away restaurants, a church, sports and social club, and allotment gardens. There's also a primary school, with a variety of independent schools available close by.

You'll pass Burghley Park Golf Club on the way to Stamford's beautiful town centre, which hosts speciality shops, jewellers and boutiques in its narrow alleyways and hidden courtyards. Dine in outstanding restaurants, pubs and eateries, or pick up fresh local produce from the farmers' market.

DISTANCES

Stamford 9 miles (14 minutes)
Peterborough 10 miles (15 minutes)
Oakham 18 miles (25 minutes)





Red Kite Barn, The Elms, Great North Road, Wittering, PE8 6HH



To view please call the team on
01780 437 360 | team@pelhamjames.co.uk | pelhamjames.co.uk