



High Street

Easton on the Hill, PE9 3LN

This former schoolhouse which dates back to the 1860s, is situated in the popular and picturesque village of Easton on the Hill, just a short drive from Stamford and main transport links such as the A47 and A1. The property is Grade II listed and built mainly of limestone with ashlar detailing, with the addition of a brick extension to the rear to enhance the internal space. The original part of the building features arched windows and an arched front door as well as a Collyweston slate roof. Surrounded by pretty landscaped gardens, the property neighbours the former village school, which is now used as the Village Hall, mirroring much of the interesting architecture.

Price Guide £550,000

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- Grade II Listed Stone Cottage
- Former Village School House
- Located in Popular Village close to Stamford
- 3 Bedrooms & 3 Reception Rooms
- Brand New Kitchen
- Refitted Family Bathroom
- Pretty Established Gardens
- Double Garage and Off Road Parking
- Please refer to attached Key Facts for Buyers for Material Information Disclosures

Entrance Hall

12'1" x 4'4" (3.68m x 1.32m)

Sitting Room

13'11" x 13'3" (4.24m x 4.04m)

Study

5'11" x 7'5" (1.80m x 2.26m)

Dining Room

11'0" x 11'9" (3.35m x 3.58m)

Rear Hall

Kitchen

12'4" x 10'2" (3.76m x 3.10m)

Shower Room

Landing

Bedroom 1

13'11" x 13'3" (4.24m x 4.04m)

Bedroom 2

8'5" x 11'11" (2.57m x 3.63m)

Bedroom 3

9'10" x 6'3" (3.00m x 1.91m)

Family Bathroom

Established Gardens

Double Garage

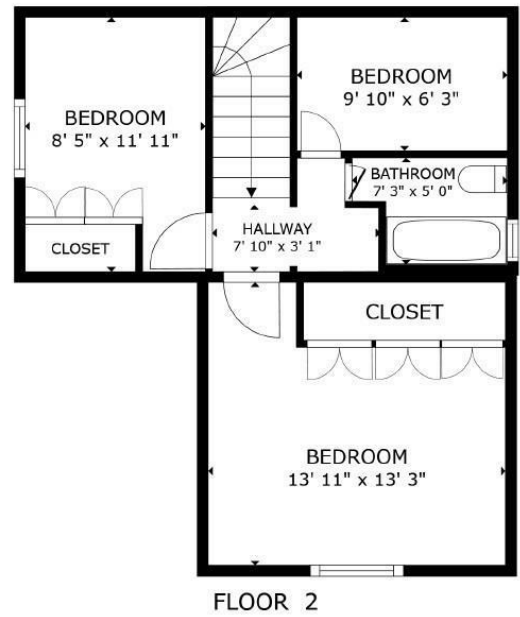
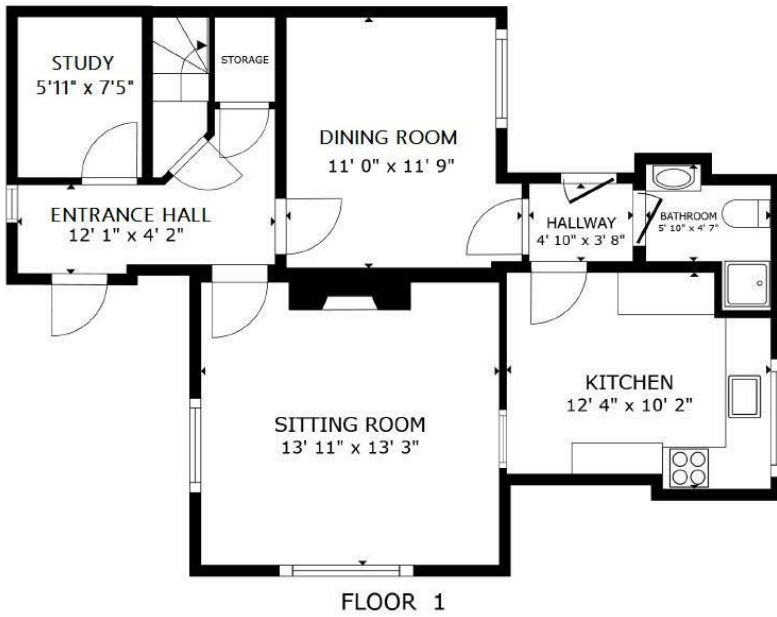


Directions

Please use the following postcode for Sat Nav guidance - PE9 1LF



Floor Plan



GROSS INTERNAL AREA
 FLOOR 1 634 sq.ft. FLOOR 2 458 sq.ft.
 TOTAL : 1,092 sq.ft.
SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(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	