



Bainton Green Road Ashton, PE9 3BA

A rare opportunity has arisen to acquire this attractive Grade II Listed Detached Stone Cottage that dates back to the 18th Century. The cottage is located in the peaceful semi rural hamlet of Ashton, just five miles from Stamford and, within easy reach of Peterborough and the A1. The cottage itself is bursting with character, with exposed stone walls & beams, and is beautifully presented throughout, with 4 spacious and light filled reception rooms as well as 3 well balanced bedrooms, and sits in mature, landscaped gardens of approximately 1/4 acre.

£650,000

Bainton Green Road

Ashton, PE9 3BA



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- Attractive Character Cottage
- Convenient for Stamford, Peterborough & A1
- Driveway Parking for 3/4 Vehicles
- Semi Rural Position in Sought after Hamlet
- 4 Reception Rooms
- Annexe - Bedroom/Home Office/Gym & Shower Room
- Stunning Gardens of Approx 1/4 Acre
- 2 Doubles & 1 Single Bedroom & 2 Bathroom
- Please refer to attached Key Facts for Buyers for Material Information Disclosures

Cottage

Entrance Hall

5'10" x 9'1" (1.78m x 2.77m)

Cloakroom

5'0" x 4'8" (1.52m x 1.42m)

Kitchen

13'7" x 12'1" (4.14m x 3.68m)

Utility

6'8" x 6'2" (2.03m x 1.88m)

Living Room

15'11" x 19'1" (4.85m x 5.82m)

Snug

15'2" x 13'0" (4.62m x 3.96m)

Office/Reception Hall

12'4" x 9'11" (3.76m x 3.02m)

Garden Room

20'0" x 10'9" (6.10m x 3.28m)

Landing

13'3" x 5'10" (4.04m x 1.78m)

Bedroom 1

15'8" x 9'11" (4.78m x 3.02m)

En Suite Shower Room

11'10" x 10'6" (3.61m x 3.20m)

Bedroom 2

15'6" x 12'8" (4.72m x 3.86m)

Bedroom 3

13'9" max x 13'9" max (4.19m max x 4.19m max)

Shower Room

5'10" x 7'8" (1.78m x 2.34m)

Annexe

Bedroom/Home Office/Gym

11'1" x 14'0" (3.38m x 4.27m)

Shower Room

4'11" x 6'3" (1.50m x 1.91m)



Directions

Please use the following postcode for Sat Nav guidance - PE9 3BA



Floor Plan



GROSS INTERNAL AREA
FLOOR 1 1,157 sq.ft. FLOOR 2 579 sq.ft.
EXCLUDED AREAS : REDUCED HEADROOM 185 sq.ft.
TOTAL : 1,735 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 firms 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		