



Stocks Hill, Castor Peterborough  
Guide Price £300,000 - £315,000 **Freehold**

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# Key Features

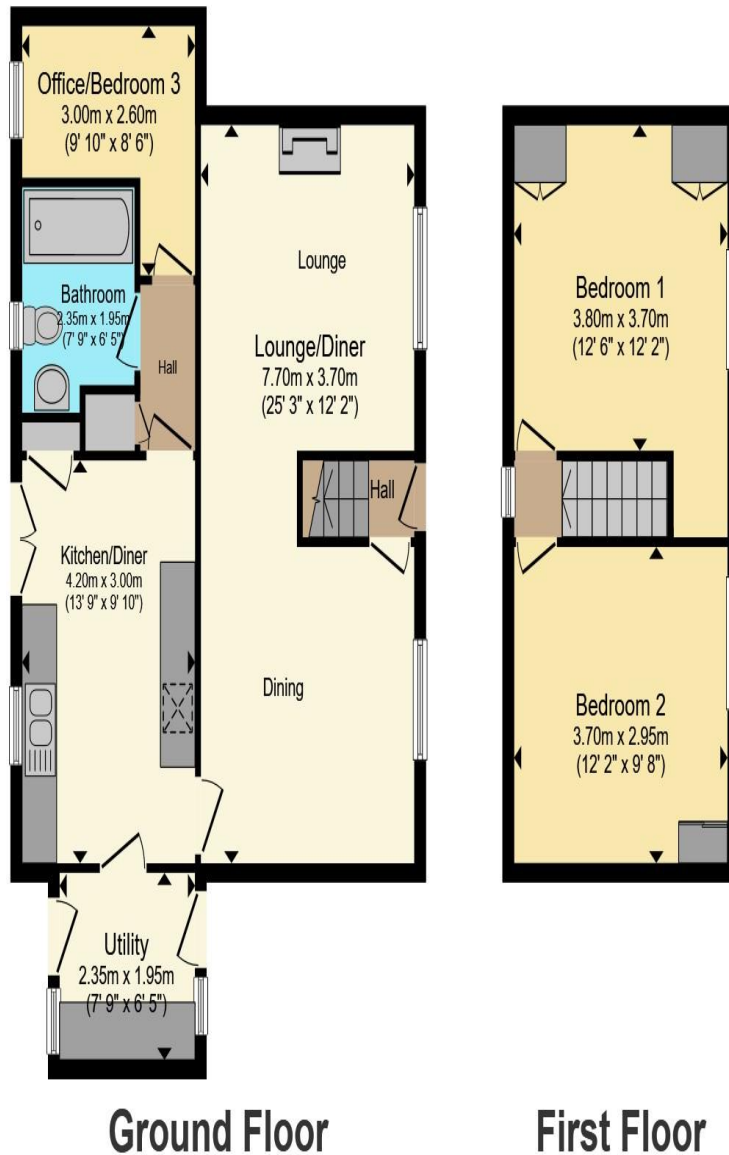


- Stone Cottage
- Sought After Village
- Lovely Rear Garden
- 2/3 Bedrooms
- Lounge

This charming stone-built semi-detached cottage is ideally situated in a pleasant position within the conservation area of the highly sought after village of Castor. Offering versatile and well-proportioned accommodation, the property can be configured as either a two or three-bedroom home, depending on individual requirements.

The main entrance hall is centrally located within the cottage; however, day-to-day access is more commonly via the practical utility porch, which has doors to both the front and rear garden. This in turn leads into the kitchen, which is fitted with a range of base units with eye-level cupboards, creating an open and spacious feel. A cooker is included in the sale, and there is a useful built-in shelved cupboard. At the breakfast end of the kitchen, French doors open onto the rear garden, providing an ideal space for dining.





Total floor area 88.8 sq.m. (955 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by [www.PropertyBox.io](http://www.PropertyBox.io)



An inner lobby, complete with a built-in coat / broom cupboard, gives access to the bathroom and to bedroom 3, which is currently utilised as a study.

To the front of the property are the principal reception rooms. The lounge is a particularly attractive space, featuring a stone-built fireplace with arched recesses to either side, along with a double-glazed window to the front elevation. The dining room, also positioned at the front, benefits from a further double-glazed window.

To the first floor are two generous double bedrooms. The master bedroom features fitted wardrobes spanning the length of one wall, along with a useful recess over the stairs, ideal for use as a dressing area. The second bedroom is also a well-sized double, with a fitted wardrobe and access to the loft space.

The rear garden is a standout feature of the property, having been thoughtfully landscaped to include an extensive paved patio bordered by a low stone retaining wall, steps leading up to a lawn, and a variety of outbuildings. These include a well-insulated shed (approximately 1.82m x 3.06m), ideal for use as a home office or studio, complete with power, water, and drainage. There is also a larger workshop shed

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