EASTGATE, DEEPING ST JAMES, PE6 8HH

£545,000 FREEHOLD

A stunning stone cottage, beautifully appointed and full of character blended with high end modern day living for the whole family. Set in just under half an acre (0.41) of mature gardens a true oasis within an attractive conservation area. Generous open plan kitchen and three double bedrooms.

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A wonderful location within a conservation area 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 rear entranceway with part glazed door through to:

REAR LOBBY
An attractive reception greets you finished with herringbone style flooring and open plan through to the kitchen day room.

UTILITY/CLOAKROOM
10’2 x 6’2 (min) 8’7 (max) a recently reconfigured room to maximize the potential, with frosted window to the rear aspect, ornate high level WC and wash and basin set in reclaimed timber stand, bespoke recess pantry unit, plumbing and space for washing machine, Belfast sink, concealed wall mounted boiler, school master radiator, eaves storage and bold tiled effect flooring.

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

KITCHEN DAY ROOM
24'1 x 15'9 a bright and inviting kitchen day room, a space 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 master radiators and finished with herringbone style 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 and low front door opening into the front courtyard, 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 bespoke twin double wardrobes, radiator and cast bedroom fireplace.

BEDROOM
13'8 x 8'7 another double bedroom with sash window to the front aspect, attractive wall panelling, recess storage, 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 feature wall panelling.

BATHROOM
11' x 7'9 a light and airy room with part frosted sash windows to the rear aspect and further frosted window to the side, comprising a four-piece suite, low level WC, wash hand basin, panel bath and separate 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 feeling more like parkland, there is an entertaining area with extended patio seating, large lawns with well stocked borders a lovey spot with space for a hot tub and storage You then step into a delightful, wooded area with trees to climb and a myriad of possibilities, a sectioned area at the rear of the gardens currently house chickens. There is a large TIMBER CABIN with double doors, a fantastic studio, gym or external office.

GROUND FLOOR
1075 sq.ft. (99.9 sq.m.) approx.

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

TOTAL FLOOR AREA : 1637 sq.ft. (152.1 sq.m.) approx.

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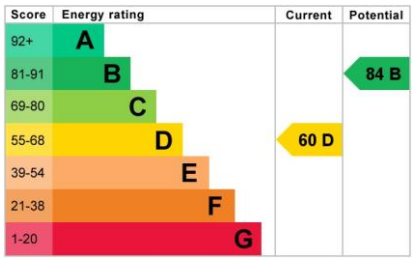

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