



EASTGATE, DEEPING ST JAMES, PE6 8HH
£750,000 FREEHOLD

An attractive and generous stone cottage, thought to date to the early 1800's, enjoying an abundance of charm yet superbly enriched for modern family life, with many improvements over recent years. A unique and stunning period home, five reception rooms, five bedrooms and a range of adaptable, converted outbuildings.

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ACCOMMODATION

From the attractive long frontage of this early 1800's home you know you are about to see something special; a most welcoming approach is via the attractive pitched roof boot room to the rear complete with quarry flooring, the cottage door opens through to;

REAR HALL

with door through to the inner lobby and sitting room

INNER LOBBY

11'10 x 4'8 With UPVC window to the front aspect, radiator, power points and Solar Panel junction box and battery

HOME OFFICE

14' x 6'1 a great place to work with UPVC window to the rear aspect, modern half paneled wall, tiled flooring, power points and eaves storage.

SITTING ROOM

19'7 x 11'11 a stunning reception room with dual UPVC window to the front aspect and further UPVC window to the side, dual radiators, power points, TV point, fireplace with open fire, exposed timber beams and ceiling spotlights.

KITCHEN/DAY ROOM

16'2 x 17'8 the heart of this generous family home, well-appointed with dual aspect UPVC windows to the rear and side, comprising a range of bespoke base and eye level storage units, incorporating solid wood work surface with ceramic double Belfast sink, central island unit with basket shelving, recessed range space, vertical radiator, power points, fridge freezer space, wine fridge, bespoke corner bench seating ideal for a farmhouse table

UTILITY ROOM

7'11 x 11'5 opening to 23'5 (max) a great working room, with UPVC window to the rear aspect and door onto the rear courtyard, comprising a range of base and eye level storage units, solid wood work surface with ceramic Belfast sink inset, plumbing and space for washing machine, wood effect floor, recessed boiler cupboard with wall mounted boiler, radiator and power points

CLOAKROOM

With frosted UPVC window to rear aspect, comprising a two-

piece suite, low level WC and wash hand basin, recessed airing cupboard and wood effect flooring.

DINING ROOM

12'11 x 10'9 a lovely room with UPVC window to front aspect, window seat, exposed brick floor, radiator, power points, brick-built fireplace with open fire.

ENTRANCE HALL

With door to front aspect, exposed stonework and stairs to the first-floor accommodation

MUSIC ROOM

13'1 x 13'2 an attractive and versatile space with UPVC window to the front aspect, window seat, vertical radiator, exposed brickwork and timber beams, fireplace and wood effect flooring.

PLAYROOM/FAMILY ROOM

12'1 x 13' a fantastic and versatile reception with UPVC window to front aspect, window seat, radiator, bespoke striped timber recess alcove with shelving, power points and ceiling spotlights

LANDING

A light landing with sky light and exposed stonework

BEDROOM

11'7 x 9' a good double with UPVC window to the front aspect, radiator and power points

BEDROOM

12'3 x 13'1 another double bedroom with UPVC window to both the front and rear aspects, radiator, power points, loft access and exposed timber beams

BATHROOM

With frosted UPVC windows to both the side and rear aspects, comprising a three-piece suite, low level WC, wash hand basin set in vanity unit and panel bath with rain shower over, radiator and wood effect flooring.

BEDROOM

9'6 x 11'6 a good double bedroom with UPVC window to the side aspect, radiator and power points.

BEDROOM

16'3 x 7'10 a bright room with dual UPVC windows to the rear aspect, exposed beams, radiator and power points.

SHOWER ROOM

With frosted UPVC window to the rear aspect, comprising a modern suite with dual wash hand basins, low level WC and corner shower, finished with wood effect flooring.

DRESSING ROOM

10'11 x 13'1 entry into the principal bedroom via this generous dressing room, with ample space for wardrobes and vanity, with UPVC window to the front aspect, radiator, power points and eaves storage.

PRINCIPAL BEDROOM

14'6 x 12'1 with UPVC window to the front aspect, radiator and power points

EN SUITE

With frosted UPVC windows to the front and side aspects, comprising a modern four-piece suite, low level WC, wash hand basin, roll top bath and walk in double shower cubicle, tiled effect flooring, chrome heated towel rail and ceiling spotlights.

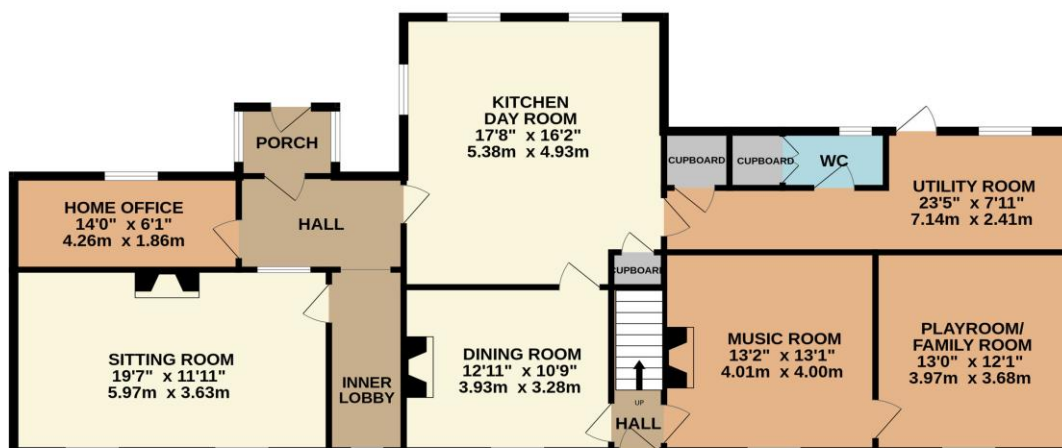
OUTSIDE

Set proudly on the causeway along the ever popular Eastgate in Deeping St James, a gravel driveway to the side opens up to off road parking with timber gated access to a courtyard with potential further parking and a STUDIO 10'4 x 14'7 (internal measurement) with UPVC French doors to the front and UPVC window to the rear, air conditioning unit, mains water and waste, power points and wood effect flooring. Adjacent is STORE 15'11 x 12' with bi-fold doors to both the front and rear aspect, vaulted ceiling with power and light connected, would make a fantastic covered entertaining space. The rear gardens stretch out in front of you mainly enclosed by fencing and hedging with long lawns and well stocked shrub boarders a PAVILLION 24'3 x 12'10 sits almost centrally within the garden and offer a myriad of possibilities, with UPVC French doors to both the front and rear aspect, exposed stonework and timber beams, power, light and Cat 6 ethernet cable. Lawns continue to the rear with a selection of mature trees and shrubs.



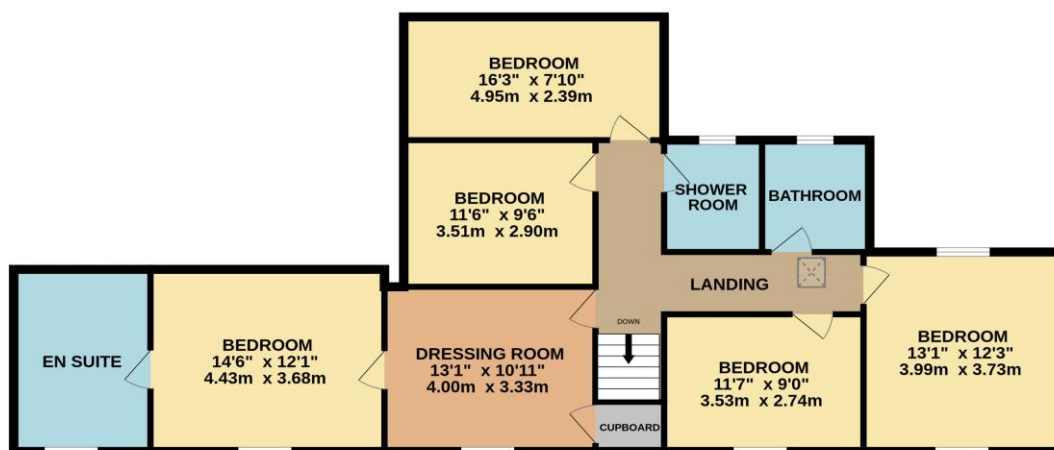
GROUND FLOOR

1431 sq.ft. (132.9 sq.m.) approx.



1ST FLOOR

1162 sq.ft. (107.9 sq.m.) approx.



TOTAL FLOOR AREA : 2592 sq.ft. (240.8 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Score	Energy rating	Current	Potential
92+	A		
81-91	B		83 B
69-80	C	72 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

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