



25 High Street
Stanion, NN14 1DF



Simpson West

This simply stunning stone cottage is nestled within the heart of the beautiful village of Stanion and is listed with English Heritage as having medieval origins, of particular note is the Medieval arch at the front of the property. Dating back to the 14th century, then restored and extended during the 20th century this rarely available home is steeped in history having previously belonged to the Deene estate, the property has been sympathetically upgraded by the current owners to an exceptionally high standard which perfectly combines its history with modern living. This impressive accommodation includes a ground floor cloakroom/WC, a highly spacious living room with exposed stonework, deep windowsills, a multi fuel burning stove is set to an inglenook fireplace and French doors leading onto the garden. There is also a superbly refitted oak kitchen/breakfast room and study/bedroom 4. The first floor provides THREE DOUBLE BEDROOMS which lead from a large landing area with its oak panelling a particular feature and a refitted shower room with high flush WC serving the master bedroom, there is also a separate family bathroom.

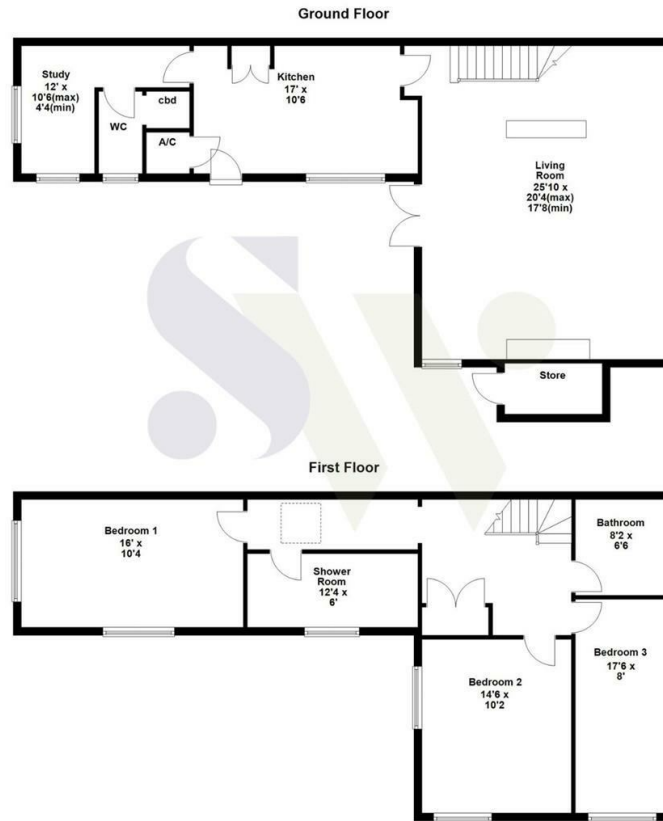
The property has also benefited from new, double-glazed, composite Heritage style windows installed in December 2022 by Timber Windows to be in keeping with the character of the cottage, a new gas boiler has recently been installed, all paintwork is of Farrow & Ball quality, and all plug sockets are by MK.



£540,000

 3  2  2





Energy Efficiency Rating

	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) A		
(81-91) B		85
(69-80) C		
(55-68) D	62	
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England & Wales	EU Directive 2002/91/EC	



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