



West Street
Easton On The Hill, Stamford, PE9 3LS
Price Guide £900,000

Richardson

West Street

Easton On The Hill, Stamford, PE9 3LS

Key Features

- Exceptional extended barn conversion with lovely views in sought after village
- Stunning open-plan kitchen/diner/family room with vaulted ceiling
- Master bedroom with picture windows & Juliette balcony, 4 piece family bathroom
- Plenty of parking, double garage and stone office within the grounds
- Set within 0.91 acres of gardens and meadow land
- Large sitting room with multi-fuel stove and reading area
- Two further double bedrooms, one with an en-suite

An exceptional extended barn conversion in a tucked away location within this sought after village with gardens & meadow land extending to 0.91 acres in all, with lovely views towards All Saints Church. Extended by the current vendors to an exacting standard to give a modern contemporary open plan layout within the character of a former barn. The accommodation is light and airy with use of picture windows and doors to the principal lounge, family room off the impressive kitchen diner and also to the principal bedroom with views over the gardens and meadow land. The property combines the open plan layout with a cosy feel with a multi fuel stove to the sitting room, combined with underfloor heating. A reception foyer has a useful cloaks cupboard, with the hallway providing access to the combined utility and WC. A superb kitchen dining/family room has a comprehensive range of storage cupboards and drawers with built in Miele appliances. Large central island with overhang for breakfast bar, induction hob with central extractor and under counter wine racks and shelving. Opening to the family room with its vaulted ceiling with skylights & door to the outside. The lounge is another lovely large room with a reading/study area with bookcase by the picture window. To the first floor, the master bedroom has bespoke wardrobes and picture windows and doors with Juliette balcony. There is a 4 piece bathroom, a further double bedroom with built in wardrobes and a guest bedroom with ensuite shower room and built in wardrobes. Tucked away with a gravel driveway (shared with one other for part) and passing through a 5 bar gate to gravel hard standing for several vehicles with detached insulated double garage with eave storage space. Detached insulated stone office with velux windows within the formal garden area with various patio areas. Separate garden area with large raised bed and fruit trees leading to extensive meadow land with an open aspect.

Covered porchway

Reception foyer & hall

Utility/WC

Kitchen diner/family
29'10" x 18'2" overall (9.1m x 5.55m overall)
Kitchen diner area 5.55m x 4.76m

Family room area
14'2" x 13'0" (4.33m x 3.97m)





Lounge
23'3" x 18'6" (7.1m x 5.64m)

First floor landing

Bedroom
15'2" x 14'11" to wardrobes (4.64m x 4.57m to wardrobes)

Bathroom
9'2" x 7'11" (2.81m x 2.43m)
4 Piece bathroom with separate shower.

Bedroom
15'7" max x 11'5" to wardrobe (4.75m max x 3.48m to wardrobe)

Ensuite shower room

Bedroom
12'0" x 9'10" (3.68m x 3m)

Detached double garage
16'0" x 15'8" (4.89m x 4.79m)

Home office
14'4" x 11'7" (4.38m x 3.55m)

External details

Tucked away in a quiet location with grounds extending to approximately 0.9 acres in all, and approached by gravel driveway which opens to provide hard standing with detached double garage and gated access into the meadow land and gardens. The formal gardens comprises of various seating/patio areas linked by paved pathways passing through well stocked flower beds. Detached insulated stone built office ideal for working from home or as a gym. Large growing garden area with raised beds, fruit trees and hard standing for shed and greenhouse. The meadow land is enclosed by walling and has lovely open views towards All Saints Church.



Tenure
Freehold

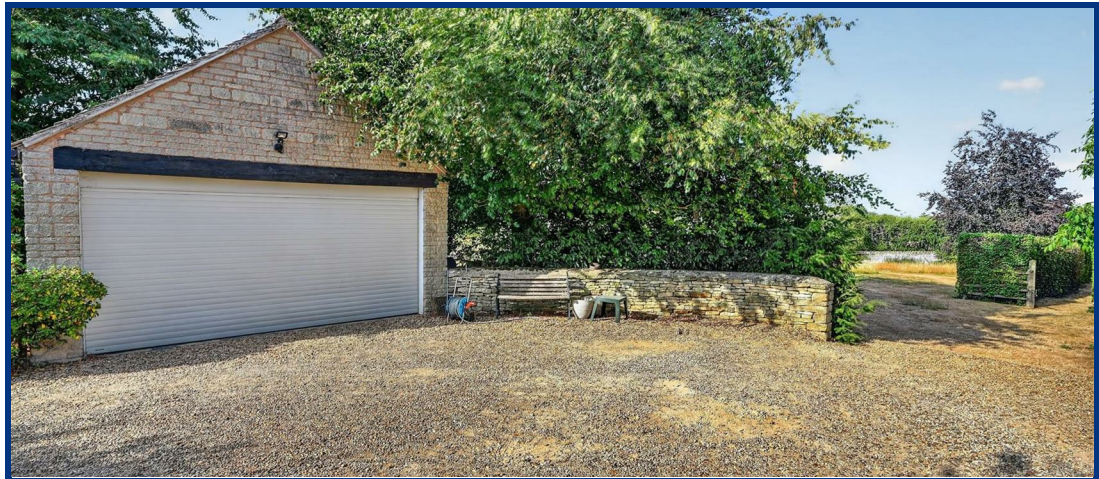
Services
All main with gas central heating

Council Tax
North Northants Tax Band G

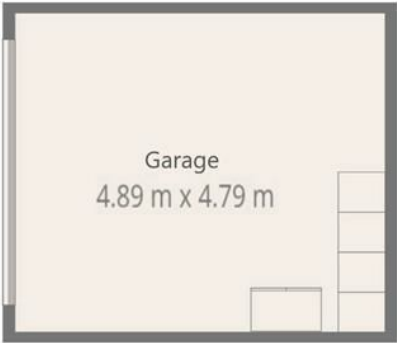
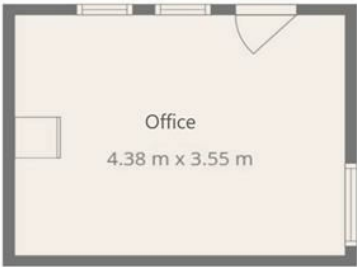
Communication
According to Ofcom: Ultrafast Full Fibre is available
According to Ofcom: Mobile coverage is Likely with EE, Three, O2 and Vodafone

Viewing
Telephone appointment with Richardson.
post@richardsonsurveyors.co.uk



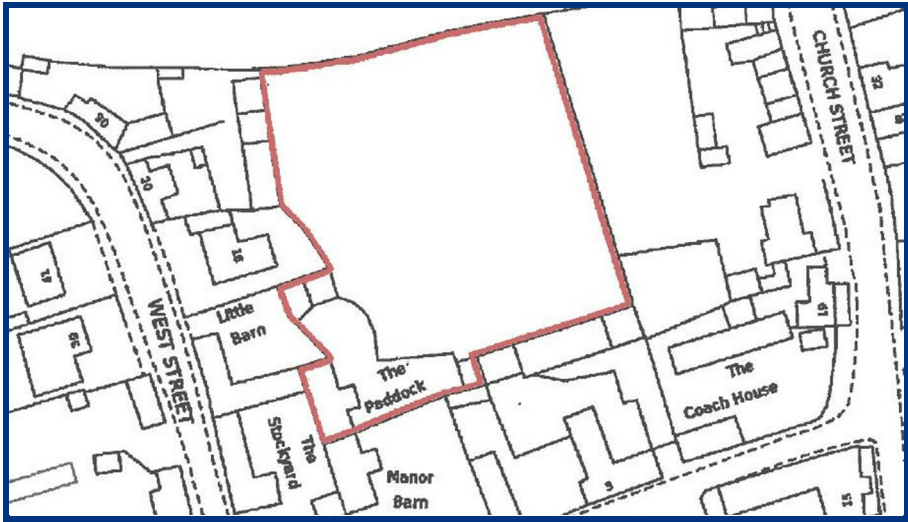


Floor Plan

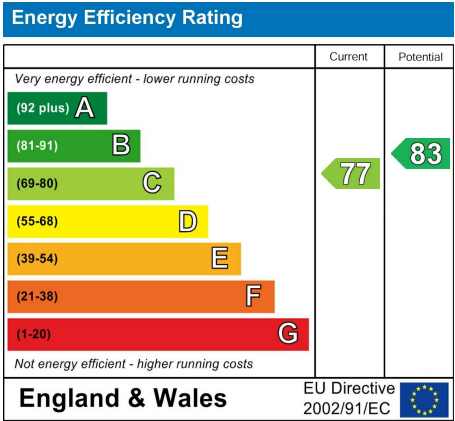


Total: 197m2 (2120 sq ft)
(Excluding Garage)

Location



Energy Efficiency Graph



IMPORTANT NOTICE - Richardson for themselves and the Vendors or Lessors of this property whose agents they are given notice that:

1. The particulars are intended to give a fair and substantially correct overall description for the use and the guidance of intending purchasers and do not constitute, nor constitute any part of an offer or contract. Prospective purchasers and lessees should seek their own professional advice.
2. All descriptions, dimensions, reference to condition and necessary permissions for the use and occupation and their details are given in good faith, and are believed to be correct, but any intending purchaser or tenants should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise to the correctness of each or them.
3. No person in the employment of Richardson has the authority to make or give any representation or warranty whatever in relation to this property on behalf of Richardson, nor enter into any contract on behalf of the vendor.
4. No responsibility can be accepted for any expenses incurred by intending purchasers or lessees in inspecting properties which have been sold, let or withdrawn.

MEASUREMENTS AND OTHER INFORMATION - All measurements are approximate. Whilst we endeavour to make our sales details reliable, if there is any point which is of particular importance to you, please contact the agent, who will be pleased to check the information for you, especially if you will be travelling some distance to view the property. Electrical and other appliances mentioned within the sale particulars have not been tested by Richardson, therefore prospective purchasers must satisfy themselves as to their working order. The sale is subject to all rights of support, public and private rights of way, water, light, drainage and other easements, quasi-easements and way leaves, all other rights, whether mentioned in these particulars or not.

MONEY LAUNDERING REGULATIONS intending purchasers will be asked to produce identification and proof of financial status when an offer is received. We would ask for your co-operation in order that no delay in agreeing a sale.

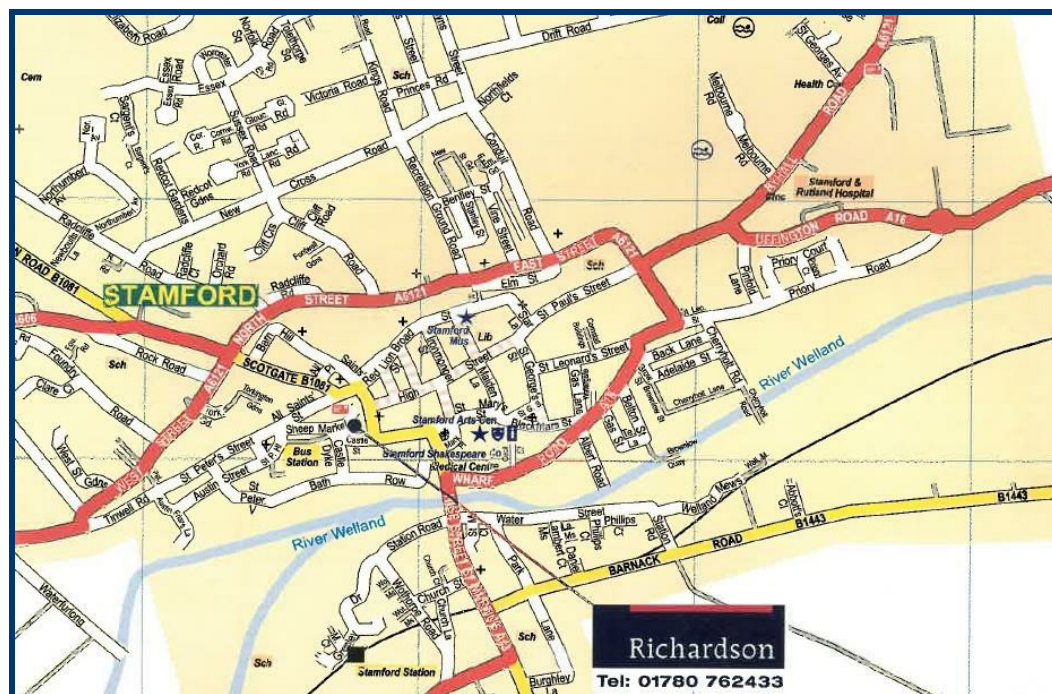
WHY CHOOSE RICHARDSON?

We are Stamford's leading independent Chartered Surveyors & Estate Agents priding ourselves on providing the highest standards of advice & services relating to all Residential, Commercial and Agricultural property matters. We operate to the property industries highest professional qualifications providing you with the peace of mind that your property needs will receive unparalleled service levels and dedication.

Our heritage dates back to 1812 from where we have evolved through to today where we embrace our core traditional values which operate alongside a modern approach to property agency and IT systems. Our history and background provides us with a wealth of knowledge of the local property market from which we trust you will enjoy the benefit.

Our warm, friendly team are here and ready to help with any property enquiry.

Our Stamford Office



Sheep Market House, Sheep Market, Stamford, Lincs, PE9 2RB

Richardson

www.richardsonestateagents.co.uk

01780 762433