



Hurfords

The Square, Barnack, Stamford Freehold Offers Over £425,000

# Key Features



- Three bedroom character cottage
- Beautifully presented throughout
- Off-road parking
- Generous Living Room with Log Burning Stove
- Close to Village Amenities

## Ground Floor:

The cottage offers ample off-road parking and has been tastefully decorated throughout. Entering the property, you are greeted by a generous hallway with space for coats and shoes, leading to a spacious lounge. The lounge boasts exposed beams and a stunning log burner set within a stone fireplace, creating a cozy atmosphere for those colder evenings.

The kitchen, designed in keeping with the cottage's character, features a Belfast sink, solid oak worktops, and a large electric range cooker. Adjacent to the kitchen is a quaint dining area, currently set up with a table and four chairs, perfect for family meals.

Unusually for a cottage of this style, there is an additional ground-floor bedroom. Bedroom three is a good-sized room that could also serve as a



home office or playroom, depending on your needs. A convenient downstairs WC is also located on this level.

#### First Floor:

Upstairs, there are two further bedrooms. The master bedroom is spacious, offering ample room for fitted furniture with two windows providing a double aspect from the room. Both bedrooms share a beautifully appointed family bathroom, which includes a four-piece suite featuring a roll-top bath, walk-in shower, pedestal basin, and WC.

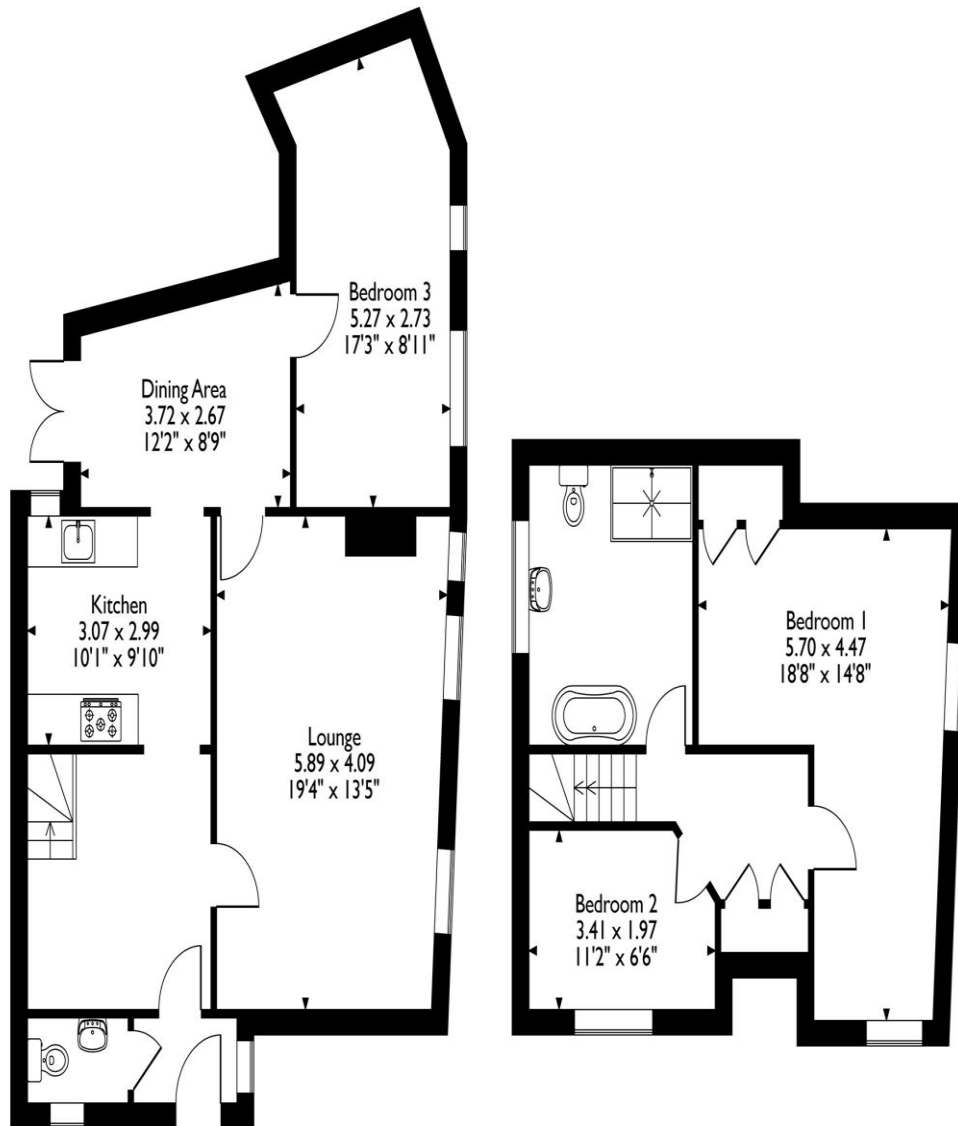
#### Exterior

Externally, the property benefits from a quiet courtyard, an ideal spot for outdoor dining and enjoying a drink in peaceful surroundings.

In summary, this beautiful cottage is steeped in history, yet has been sympathetically updated to incorporate modern living while retaining its traditional charm. This property is a must-see for those seeking a character-filled home in a desirable village location.



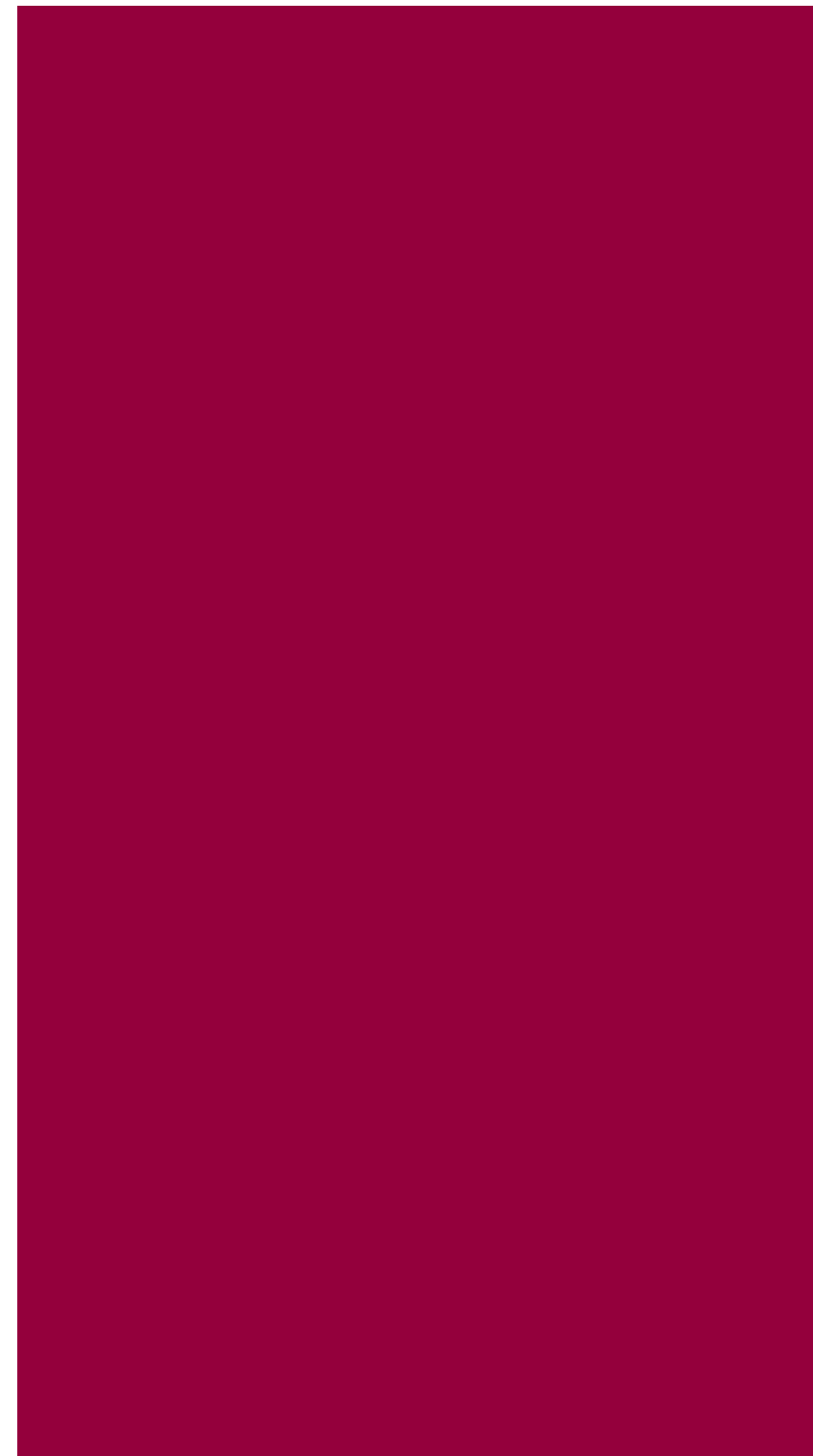
The Old Cottage, The Square Barnack, Stamford  
Approximate Gross Internal Area  
119 Sq M/1238 Sq Ft



**Ground Floor**


**First Floor**

Please note that the location of doors, windows and other items are approximate and this floorplan is to be used for illustrative purposes only. Unauthorized reproduction is prohibited.



# Selling your property?

Contact us to arrange a FREE home valuation.

 01780 752136

 38 St. Marys Street, STAMFORD, Lincolnshire, PE9 2DS

 [stamford@hurfords.co.uk](mailto:stamford@hurfords.co.uk)

 [www.hurfords.co.uk](http://www.hurfords.co.uk)



 SCAN ME



Hurfords is a trading name of Sharman Quinney Holdings Limited which is registered in England and Wales under company number 4174227, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.

1: These particulars do not constitute part or all of an offer or contract. 2: The measurements indicated are supplied for guidance only and as such must be considered incorrect. 3: Potential buyers are advised to recheck the measurements before committing to any expense. 4: Hurfords has not tested any apparatus, equipment, fixtures, fittings or services and it is the buyers interests to check the working condition of any appliances. 5: Hurfords has not sought to verify the legal title of the property and buyers must obtain verification from their legal representative. 6: Intending purchasers will be asked to produce identification documentation at a later stage and we would ask your co-operation in order that there will be no delay in agreeing the sale. Ref: SFD203951 - 0007

