



OLD PRIORY FARM, DEEPING ST JAMES, PE6 8PW
£350,000 FREEHOLD

Recently renovated and much improved barn style home, beautifully appointed and opened up to maximize the living space, full of character and charm with exposed stonework and whitewashed timber beams, four bedrooms and attractive courtyard gardens.

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A wonderful location within the conservation area of Deeping St James with views over the Priory Church, you cross through the attractive courtyard, and our property sits behind a low picket fence, through the timber hand gate and up to the new composite entrance door, opening through to;

ENTRANCE HALL

A warm and welcoming reception greets you, side stairs with modern stair runner to the first-floor accommodation, school master radiator, tiled flooring, recessed boiler cupboard with latch door, housing wall mounted boiler and ceiling spotlights

SHOWER ROOM/UTILITY

With porthole window to the front aspect, low level WC, wash hand basin and recess shower cubicle with shower over, tiled splashbacks, plumbing and space for washing machine and extractor fan.

KITCHEN DINING

15'9 x 10'9 a reconfigured space, recently opened up to maximize the space with UPVC window and part glazed door to the rear aspect, comprising a range of quality refitted base and eye level storage units incorporating Quartz work surface with Belfast sink and instant boiling water tap over, integrated double oven, integrated fridge and freezer, integrated wine fridge, peninsula with integrated induction hob with internal extraction and breakfast bar, school master radiator, power points, exposed white washed timber beams, tiled flooring and ceiling spotlights, stepping up

and opening through to:

SITTING ROOM

18' x 10'3 a lovely reception room with UPVC window to the front aspect and French doors to the rear opening into the garden room, exposed whitewash timber beams, school master radiator, power points, TV point and exposed stonework.

GARDEN ROOM

16'3 x 7'11 a handy addition to the accommodation UPVC construction and overlooking the courtyard gardens, tiled flooring and UPVC French doors to the side aspect

LANDING

with UPVC window to the front aspect, exposed whitewash timber beams and latch doors spanning out to:

BEDROOM

11'8 x 10'4 (min) with UPVC window to the rear aspect, modern panelled wall, exposed whitewash timber beams, school master radiator and power points

BEDROOM

11'8 (max) 7'6 (min) x 6' a single bedroom or home office with UPVC window to the front aspect, Velux window to the front, radiator and power points.

BEDROOM

11'8 x 7'3 (max) 6' (min) with UPVC window to the rear aspect, Velux window to the rear, radiator, loft access, power points and ½ panelled walls.

BEDROOM

9'4 x 9'6 (min) 11'7 (max) with dual UPVC window to the rear aspect and further Velux window to the rear, exposed whitewashed timber beams, school master radiator and power points.

BATHROOM

With frosted UPVC window to the front aspect, comprising a refitted three-piece suite, low level WC, wash hand basin set in vanity unit and panel bath with side mounted taps and rain shower over, ½ tiled walls, heated towel rail, back lit mirror and wood effect flooring.

OUTSIDE

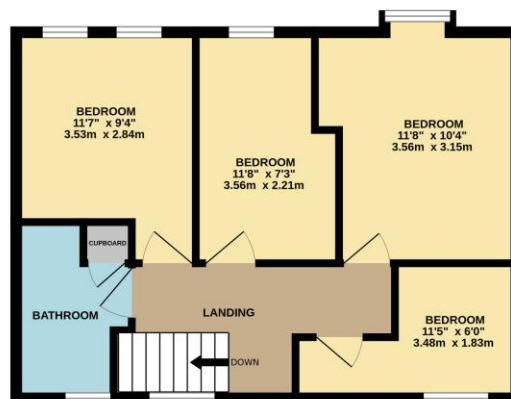
Set in a small attractive courtyard development, the frontage is enclosed by picket fencing and mainly laid to lawn with a selection of mature shrubs. Gated side access leads to the recently hard landscaped courtyard gardens, enclosed by brick wall and modern slated fencing, Porcelain patio with slate borders. The property benefits from a single garage, ideal for additional storage.



GROUND FLOOR
601 sq.ft. (55.8 sq.m.) approx.



1ST FLOOR
470 sq.ft. (43.7 sq.m.) approx.



TOTAL FLOOR AREA: 1071 sq.ft. (99.5 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		87 B
69-80	C		
55-68	D	67 D	
39-54	E		
21-38	F		
1-20	G		

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