



Hurfords

Farriers Way, Carlby, Stamford Freehold Guide Price £550,000

Key Features



- Spacious detached family home in a quiet village setting
- Stunning south-facing rear garden with countryside and church views
- Recently landscaped garden with beautiful porcelain tiles
- Large open-plan dining kitchen with bi-fold doors
- Dual-aspect lounge with feature open fireplace

Guide Price (£550,000- £600,000)

Tucked away in a quiet corner of a small residential development, this superbly updated detached family home offers generous accommodation, a beautifully landscaped south-facing garden, and uninterrupted views across open farmland with a charming church view.

A welcoming entrance hall with tiled flooring leads through the home. To the left sits a bright, dual-aspect lounge with a large picture window framing the garden, countryside and church views. An open fireplace creates a cosy focal point for cooler evenings.



The impressive open-plan dining kitchen is fitted with contemporary cabinetry, white quartz worktops and a range of integrated appliances including multi-function ovens, a 5-ring gas hob, dishwasher and wine fridge. The spacious dining area is ideal for entertaining and features bi-fold doors opening directly onto the garden, perfectly capturing the rural outlook.

Just off the kitchen is a practical utility room with further storage and space for appliances. The hallway also includes useful understairs storage and a modern cloakroom.

To the rear of the ground floor is a dedicated home office which leads through to a large, versatile entertainment room currently set up as a full cinema room. Originally the double garage, this space is fully insulated with power and offers multiple future uses-gym, studio, games room-or could easily be reinstated as a garage if desired.

Upstairs, there are four double bedrooms, each benefitting from fitted wardrobes. The principal bedroom enjoys an en suite waterfall shower room, while the remaining bedrooms are served by a family bathroom with a bath and shower over.

A major bonus is the boarded loft, accessed via a fixed wooden staircase-an excellent storage solution with potential for future conversion (subject to planning).



8, Farriers Way, Carlby, Stamford, Lincolnshire
Approximate Gross Internal Area
169 Sq M/1819 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.

To the front, a shingle approach leads to a generous driveway providing parking for four to five vehicles.

The beautifully redesigned south-facing rear garden was professionally landscaped last year and features a stunning porcelain-tiled terrace stretching the full width of the home. Beyond is a neat lawn, attractive planted borders and a low dry-stone boundary wall, all framed by wide countryside views. A second seating area sits in the far corner-an ideal sunset spot.

Located in the well-served village of Carlby, just 6 miles from Stamford and 7 miles from Bourne, residents can enjoy a friendly community with clubs, groups, and regular activities. The area offers many lovely country walks, including a scenic route to the highly regarded Six Bells pub in Witham-on-the-Hill. A selection of excellent schools-state and private-are all within easy reach.

Services

Mains water, electricity and drainage. Gas-fired central heating. Boiler approximately 3 years old. The property also benefits from an included EV charging point. To truly appreciate the quality, space and setting of this stunning home, a viewing is strongly advised.

Selling your property?

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