



Bridge Street, Deeping St. James Peterborough Freehold: £525,000

Key Features



- Chain free
- Detached Character Cottage
- Flexible Living Spaces
- Well proportioned rooms
- Stunning southerly facing gardens with direct gate access to the River Welland

Deeping St James is a wonderfully well served and welcoming riverside village, offering a fantastic blend of community, convenience and natural beauty. Just a short walk from the property is the popular Waterton Arms, a traditional village pub known for great food and a friendly atmosphere. A selection of independent coffee shops, local stores and everyday shopping facilities are also within an easy stroll, making daily life convenient and enjoyable.

The village benefits from excellent bus routes providing direct links to Peterborough, Stamford, Bourne and Spalding, making it an ideal location for commuters, schooling routes, and access to wider amenities. With picturesque riverside walks, charming green spaces and a welcoming community, Deeping St James offers the perfect



balance of rural tranquillity and modern convenience.

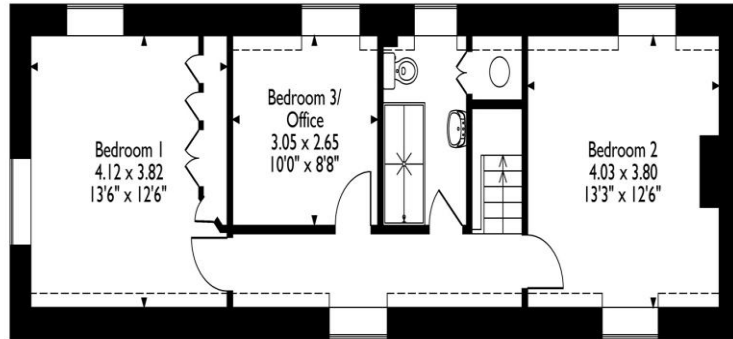
A charming and historic detached period cottage dating back to 1835, beautifully positioned in the heart of Deeping St James and enjoying breathtaking southerly views over the River Welland. Offered with no onward chain, this unique home combines original character with generous living spaces and exceptional outdoor areas that lead directly down to the water's edge.

Approached through double timber gates, the property benefits from private off-road parking for up to four vehicles and, subject to any necessary permissions, offers scope for the addition of a car port or garage should this be a requirement for future owners. Stepping inside, the entrance hallway with tiled flooring and understairs storage introduces the period charm that continues throughout.

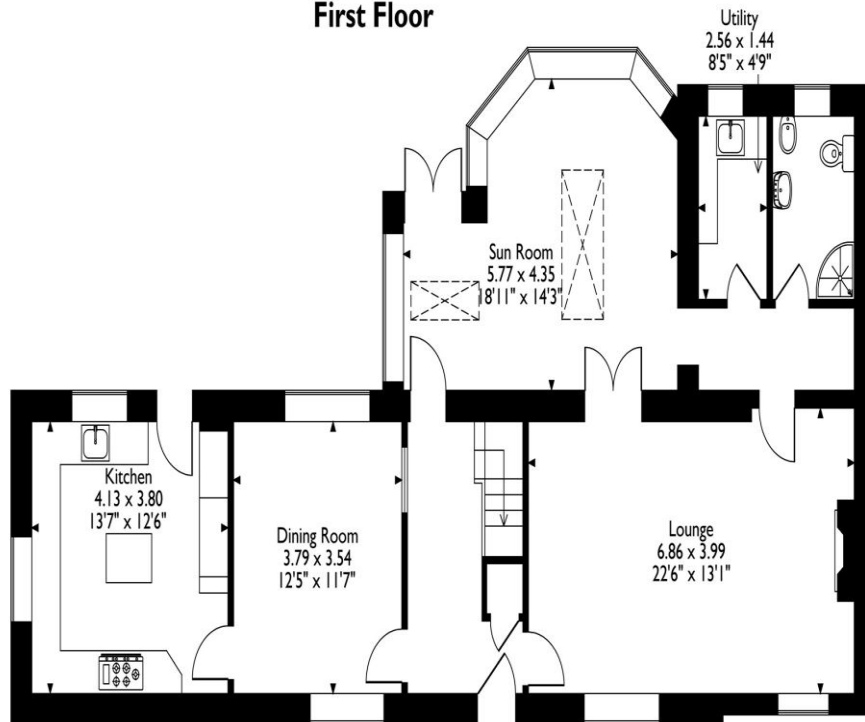
The impressive 22ft lounge is a warm, inviting space featuring an inglenook-style fireplace with cast iron woodburner, exposed beams and front windows, with French doors opening into the showpiece 19ft southerly facing garden room. This remarkable room is flooded with natural light from two lantern-style roof windows and offers French doors out to the patio, creating a stunning space to enjoy the river and gardens



Bridge Street, Deeping St. James, Peterborough, Lincolnshire
Approximate Gross Internal Area
156 Sq M/1679 Sq Ft



First Floor



Ground 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.

year-round.

The ground floor continues with a generous dual-aspect dining room, followed by a spacious kitchen fitted with ample cabinetry, central island, cooking range, integrated dishwasher, American-style fridge/freezer and a stable door to the garden. An inner hallway links to a utility room and ground-floor shower room.

Upstairs, the landing enjoys exposed beams and a front window, leading to three well proportioned bedrooms, including two large doubles with front windows and charming rear dormer windows. A family bathroom with double shower cubicle, WC and wash hand basin completes the first floor.

The rear garden is an exceptional feature of this home - southerly facing, beautifully landscaped, and designed to take full advantage of its riverfront setting. Laid mainly to shaped lawn with mature shrubs and trees, the garden includes a patio terrace, summerhouse, timber shed, and pathways leading down to a delightful jetty overlooking the River Welland. It is a peaceful, private haven, ideal for relaxation, entertaining, or simply enjoying the calm flow of the river and the surrounding countryside.

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