

Hurfords

Main Street, Ufford, Stamford Freehold Price- £1,200,000

Key Features

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- Grade II Listed stone cottage
- Detached self-contained annexe
- Three/four reception rooms plus office
- Six-bedroom principal residence including two bedroom self contained annexe plus exterior self-contained 1 bed ancillary guest accommodation
- Stunning kitchen/dining room with garden access

Combining period charm, character features and exceptional flexibility, Compass Cottage presents a rare opportunity for multi-generational living, home working and income-generating potential.

Tucked away behind attractive stone walls and mature gardens in the centre of the ever-popular village of Ufford, Compass Cottage is a truly captivating Grade II Listed period home that effortlessly combines historic charm with exceptional versatility.

Having evolved over four generations, the property today offers an impressive arrangement of accommodation extending to approximately 3,198 sq ft and incorporates a substantial four-bedroom family home, a 2 bedroom self-contained annexe and an array of characterful outbuildings, including stables recently converted to a 1 bed guest suite, providing a rare opportunity for buyers seeking flexible living arrangements, guest accommodation or work-from-home potential.







The principal residence is rich in original character and period detail, with exposed beams, cottage-style windows, feature stonework and fireplaces creating a warm and welcoming atmosphere throughout. At the heart of the home sits a superb kitchen/dining room, beautifully appointed with shaker-style cabinetry, extensive timber worktops, a central island and a feature range cooker set within a stone fireplace. Large glazed doors open directly onto the sun terrace, creating an excellent space for both everyday family living and entertaining.

The reception accommodation is equally impressive. A wonderful sitting room is centred around a striking 17th Century inglenook fireplace with wood-burning stove, whilst additional reception rooms provide flexibility for a snug, study, family room or hobby space depending on individual requirements. A downstairs shower room, provides further convenience for either a larger family or multi-generational living.

The two-bedroom self-contained section of the property benefits from two reception rooms and a generously proportioned kitchen. Currently utilised for multi-generational living, this versatile accommodation could easily be incorporated into the principal dwelling to create a larger family home.

To the first floor, the principal cottage offers four well-proportioned bedrooms, one with en-suite facilities, alongside a family bathroom. Each room enjoys its own individual character, with charming cottage-style proportions and pleasant outlooks over the surrounding gardens.

The self-contained two-bedroom annex features two reception rooms and a well-proportioned kitchen. Currently serving as accommodation for multi-generational living, it offers excellent versatility and can readily be incorporated back into the principal home. Completing this section of the cottage, the first floor features two generously sized bedrooms and a family shower room, offering bright and flexible accommodation that perfectly complements the ground-floor living space.





Main Street, Ufford PE9 3BH
Approximate Gross Internal Area
Total (Including Annexe / Outbuilding) = 3198 SQ FT / 297 SQ M



Illustration for identification purposes only, measurements are approximate, not to scale.

Further enhancing the appeal of the property is the detached stone-built annexe in the gardens. Providing self-contained guest accommodation, it lends itself perfectly to multi-generational living, independent guest accommodation, home office use or potential holiday letting, subject to any necessary consents.

OUTSIDE

The grounds are every bit as impressive as the accommodation itself. Entered via electric timber gates onto a gravelled driveway providing ample off-road parking, the property enjoys a wonderful sense of privacy whilst remaining within the heart of the village. The 2 bedroom annexe has its own separate off-road parking.

The established gardens have been lovingly maintained and feature sweeping lawns, mature trees, well-stocked borders and numerous seating areas designed to follow the sun throughout the day. A sizeable paved terrace immediately adjoining the kitchen provides an ideal setting for outdoor dining and entertaining.

Perhaps most notably, the grounds encompass a fascinating collection of historic and practical outbuildings, including a Grade II Listed dovecote, traditional stone barns and the former village post office, now offering exciting possibilities as a studio, workshop or hobby room.

Together, these features create an incredibly special environment seldom found within village settings.

LOCATION

Ufford is widely regarded as one of the area's most desirable villages, enjoying a strong sense of community and an attractive rural setting whilst remaining conveniently positioned for both Stamford and Peterborough.

The village benefits from beautiful surrounding countryside, excellent walking routes and a charming village atmosphere, whilst nearby Stamford offers an outstanding range of independent shops, restaurants, bars, leisure facilities and highly regarded schooling.

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