



The Dairy, 3 Watergate, Stamford



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## Key Features

- Stunning Three Bedroom Barn Conversion
- Ample Ground Floor Accommodation
- Immediate Proximity to Stamford Town Centre
- Courtyard Style Garden
- Off Road Parking and Single Garage
- No Onward Chain
- Partly Boarded Loft with Ladder
- Council Tax Band - D
- EPC Rating – D
- Freehold

£425,000







**\*No Onward Chain\*** Newton Fallowell are delighted to present this exceptional three-bedroom barn conversion, tucked away on a private road within an exclusive development just moments from Stamford town centre. A beautifully modernised and charming home perfectly blends character features with stylish, high-quality finishes. Further enhancing its appeal are the rare additions of off-road parking and a single garage.

Upon entering, you are welcomed by a practical porch area, thoughtfully adapted to provide excellent storage. This leads into a spacious entrance hall offering access to all ground-floor rooms and stairs to the first-floor landing. To the right is a stunning dual-aspect living room, boasting tall ceilings that create an impressive sense of space and highlight the home's original character. To the left sits a formal dining room with a lovely view over the enclosed courtyard garden. The beautifully appointed kitchen is located at the rear and features a comprehensive range of modern Bosch appliances, including an integrated induction hob, double oven, fridge-freezer, washer dryer and dishwasher, alongside generous worktop space and ample storage. The ground floor also benefits from a separate WC/utility room.



Upstairs, the property continues to impress with three generous double bedrooms. The main bedroom includes fitted wardrobes and a four-piece en-suite bathroom with separate walk in shower. The spacious landing offers enough room for a desk, making it perfect for a home office, and is complemented by a modern family shower room.

Externally, this charming home occupies a peaceful position on a private road shared with only a small number of neighbouring properties. It features off-road parking, a single garage ideal for storage or use as a workshop, and an attractive walled courtyard-style garden offering a tranquil, low-maintenance outdoor space.



Porch 1.38m x 1.43m (4'6" x 4'8")

Entrance Hall 4.71m x 2.01m (15'6" x 6'7")

Living Room 3.58m x 6.02m (11'8" x 19'10")

Dining Room 3.67m x 3.56m (12'0" x 11'8")



Kitchen 3.6m x 2.25m (11'10" x 7'5")

WC/Utility 1.7m x 1.81m (5'7" x 5'11")

Landing 4.2m x 2.10m (13'7" x 6'8")

Bedroom One 4.21m x 3.69m (13'10" x 12'1")

En-Suite 2.82m x 1.76m (9'4" x 5'10")



Bedroom Two 2.97m x 3.41m (9'8" x 11'2")

Bedroom Three 2.58m x 3.66m (8'6" x 12'0")

Shower Room 1.77m x 2.02m (5'10" x 6'7")







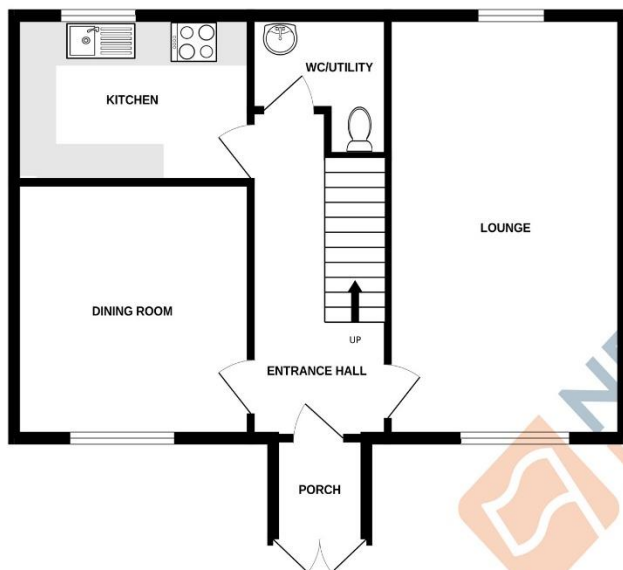
THE DAIRY

WATERGATE

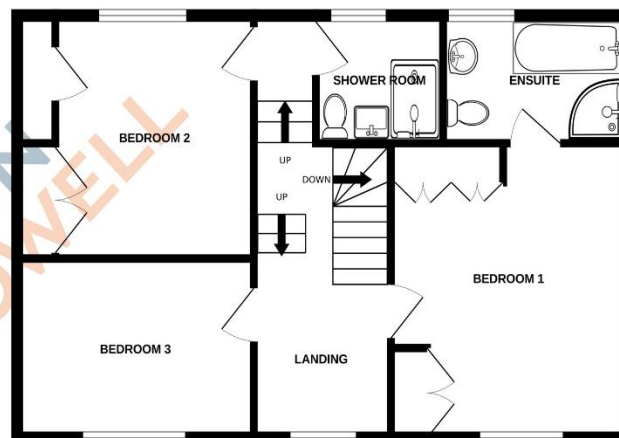
WATERGATE



GROUND FLOOR  
626 sq.ft. (58.1 sq.m.) approx.



1ST FLOOR  
604 sq.ft. (56.1 sq.m.) approx.



TOTAL FLOOR AREA: 1230 sq.ft. (114.2 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		
69-80	C		79 C
55-68	D	67 D	
39-54	E		
21-38	F		
1-20	G		

#### COUNCIL TAX INFORMATION:

Local Authority: South Kesteven  
Council Tax Band: D

#### AGENTS NOTE:

Please note these particulars may be subject to change and must not be relied upon as an entirely accurate description of the property. Although these particulars are thought to be materially correct, their accuracy cannot be guaranteed, and they do not form part of any contract. Some measurements are overall measurements and others are maximum measurements. All services and appliances have not and will not be tested.

#### ANTI-MONEY LAUNDERING REGULATIONS:

Intending purchasers will be required to provide identification documentation via our compliance provider, Lifetime Legal, at a cost of £55 per transaction. This will need to be actioned at the offer stage and we would ask for your cooperation in order that there will be no delay in agreeing the sale.

#### REFERRAL FEES:

Newton Fallowell and our partners provide a range of services to buyers, although you are free to use an alternative provider. We can refer you on to Mortgage Advice Bureau for help with finance. We may receive a fee of £300 if you take out a mortgage through them. If you require a solicitor to handle your purchase, we can refer you on to our in-house solicitors. We may receive a fee of £200 if you use their services.