



23 High Street
Weldon, NN17 3JJ



Simpson West

'Cheyne House' is perfectly situated within the heart of the sought-after village of Weldon and is close to shops, amenities, and bus route to Stamford, is this rarely available stone property which simply must be seen if it is to be appreciated!

This Grade 2 Listed rarely available home is presented in outstanding condition throughout which combines original features with modern living and provides accommodation over four floors to include a reception porch, an excellent sized living room with inglenook fireplace with a log burner inset there are also stone features, and study/family room. At basement level there is a superb, fitted kitchen which was installed by QKS of Stamford and includes a Rangemaster oven and other integrated appliances, a charming dining room is a particular feature, and there is also a separate utility room and cloakroom/WC to this level. The first floor provides an attractive landing providing access to two double bedrooms and there is also a fitted four-piece bathroom suite. The second floor provides a 26ft long loft room/bedroom three which is complimented by exposed stonework. Outside, there is an easy maintenance garden that enjoys two patio areas which are complimented by established flower beds and established bushes and Acer tree, twin gates provide access if required for OFF ROAD PARKING for one vehicle. Viewing internally is considered essential!
Council Tax Band E. Energy Rating D.

£460,000



3



1



3





Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		81
(55-68) D	58	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	



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