



# Stonely Hall Cottage Hatchet Lane

Stonely, PE19 5EG



Christie Taylor

Partnered With

**Simpsons**  
Property Experts

This delightful three-bedroom cottage is offered to the market in immaculate condition throughout, enjoying beautifully landscaped walled gardens, an appealing layout, and the benefit of driveway parking. The ground floor features an inviting entrance hall, a bespoke hand-crafted kitchen/breakfast room, a dining hall and a charming living room complete with wood-burning stove and bi-fold doors opening onto the rear garden. Upstairs, the accommodation includes a family bathroom and three bedrooms, with the principal suite further enhanced by its own en suite shower room.

Asking price £450,000



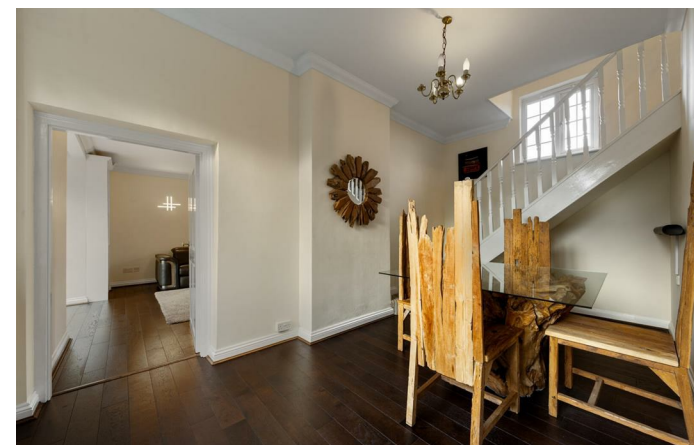
3



2



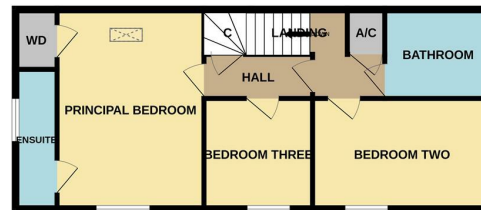
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GROUND FLOOR  
660 sq.ft. (61.3 sq.m.) approx.



1ST FLOOR  
574 sq.ft. (53.3 sq.m.) approx.



TOTAL FLOOR AREA: 1234 sq.ft. (114.7 sq.m.) approx.  
While every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of stone, windows, doors and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. The plan is copyright to Simpson and Partners and is for illustrative purposes and should only 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 can be given.  
Made with Metagame (2020)



Energy Efficiency Rating

|                                             | Current                    | Potential |
|---------------------------------------------|----------------------------|-----------|
| Very energy efficient - lower running costs |                            |           |
| (92 plus) <b>A</b>                          |                            |           |
| (81-91) <b>B</b>                            |                            |           |
| (69-80) <b>C</b>                            |                            |           |
| (55-68) <b>D</b>                            |                            |           |
| (39-54) <b>E</b>                            |                            |           |
| (21-38) <b>F</b>                            |                            |           |
| (1-20) <b>G</b>                             |                            |           |
| Not energy efficient - higher running costs |                            |           |
| <b>England &amp; Wales</b>                  | EU Directive<br>2002/91/EC |           |

81

40





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