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126 Barrier Bank, Cowbit PE12 6AL

£365,000

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Key Features

- > DETACHED FAMILY HOME
- > FOUR BEDROOMS
- > THREE RECEPTION ROOMS
- > KITCHEN AND DINING AREA
- > APPX 0.38 ACRE PLOT STS –
AMPLE PARKING
- > WORKSHOP AND STORES
- > Tenure: Freehold
- > EPC rating E

This distinguished detached period property presents an exceptional opportunity for those seeking substantial accommodation in the sought-after village of Cowbit. The residence offers four well-proportioned bedrooms, with the master suite featuring a dedicated dressing room. The versatile interior incorporates four generous public rooms, including a comfortable lounge, well-appointed dining room, inviting sitting room, and a spacious kitchen and dining area, creating flexible living spaces suitable for a range of family requirements.

Complementing the principal rooms, the property benefits from both a bathroom and a separate shower room. A utility room and cloakroom further enhance day-to-day convenience and functionality, whilst the solid fuel heating ensures a comfortable environment throughout the seasons.

The house occupies a generous plot of approximately 0.38 acre, affording an appealing sense of privacy with its own established garden. The extensive driveway provides ample parking facilities, and there is the added advantage of a large workshop - ideal for a variety of uses. Two brick-built stores/former stables further extend the available space, catering effectively to storage or hobby needs. The property is offered on a freehold basis.

Local area

Cowbit is a popular village offering a combination of rural charm and convenience. Residents benefit from a welcoming local community with access to surrounding countryside, while remaining within easy reach of essential amenities and transport links. The area is well-regarded for its peaceful atmosphere and attractive natural surroundings.





ENTRANCE PORCH

UPVC double glazed door, UPVC double glazed window to the front elevation, part glazed door to:

SITTING ROOM

13'4" x 11'10" (4.1m x 3.6m)

UPVC double glazed window to the front elevation, feature fireplace with inset multi fuel burner that provides principal heating to the property, stairs to first floor landing.

LOUNGE

13'7" x 11'5" (4.1m x 3.5m)

UPVC double glazed window to the front elevation, radiator, feature fireplace, feature beams to ceiling.

DINING AREA

13'1" x 7'7" (4m x 2.3m)

UPVC double glazed window to the rear elevation, window to the side elevation, radiator and electric radiator.

KITCHEN

10'0" x 8'0" (3m x 2.4m)

UPVC double glazed window to the side elevation, range of fitted base and wall units, built in oven hob and hood, space for dishwasher, sink unit with mixer taps over.

DINING AREA

14'11" x 8'6" (4.5m x 2.6m)

UPVC double glazed window to the side and UPVC double glazed French doors to the rear elevation, electric radiator.

INNER HALLWAY

UPVC double glazed door to the side elevation, storage cupboard, doors to:

UTILITY

8'3" x 7'4" (2.5m x 2.2m)

UPVC double glazed window to the side elevation, range of base and wall units, sink unit with mixer taps over, space for washing machine.

WC

UPVC double glazed window to the side elevation, two-piece suite comprising of WC, wash hand basin, electric heated towel rail.

MID LANDING

Electric radiator, stairs to front and rear.

REAR LANDING

Doors to:







BEDROOM 1

14'4" x 12'3" (4.4m x 3.7m)

UPVC double glazed window to the rear elevation, electric radiator, access to loft space. (maximum measurements)

DRESSING ROOM

7'5" x 4'5" (2.3m x 1.3m)

UPVC double glazed window to the side elevation, fitted wardrobes.

SHOWER ROOM

UPVC double glazed window to the side elevation, three-piece suite comprising of WC, wash hand basin, shower cubicle, electric heated towel rail.

FRONT LANDING

Small gallery area, bookcase, doors to:

BEDROOM 2

13'10" x 10'11" (4.2m x 3.3m)

UPVC double glazed window to the front elevation, radiator.

BEDROOM 3

13'1" x 11'5" (4m x 3.5m)

UPVC double glazed window to the front elevation, radiator.

BEDROOM 4

10'2" x 7'8" (3.1m x 2.3m)

UPVC double glazed window to the rear elevation, radiator.

BATHROOM

UPVC double glazed window to the side elevation, three-piece suite comprising of WC, wash hand basin, panelled bath with shower and screen over, radiator.

EXTERNALLY

FRONT: Extensive drive to side of the property leading to the rear garden providing ample off-road parking.

Enclosed front garden area leading to side area with standing for sheds and storage.

REAR GARDEN: Generous area with lawn, mature borders, extensive vegetable/fruit area, standing for sheds and greenhouse. Access to Workshop and brick stores.

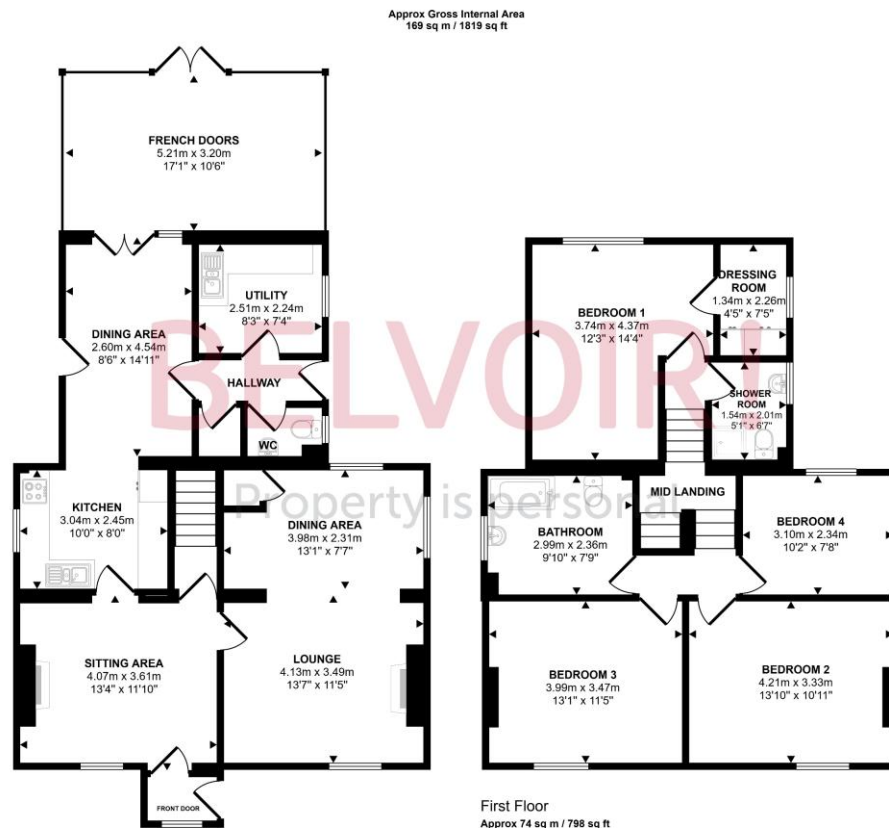
WORKSHOP

35'0" x 15'0" (10.7m x 4.6m)

Substantial workshop, windows to both side elevations, power and light connected, double doors to front.

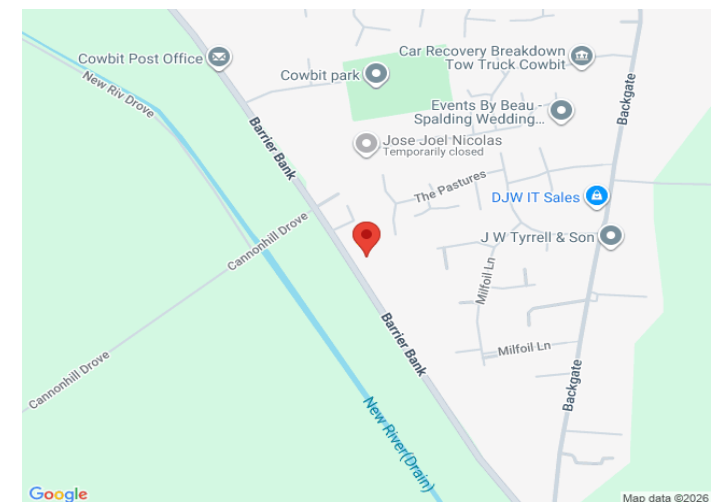
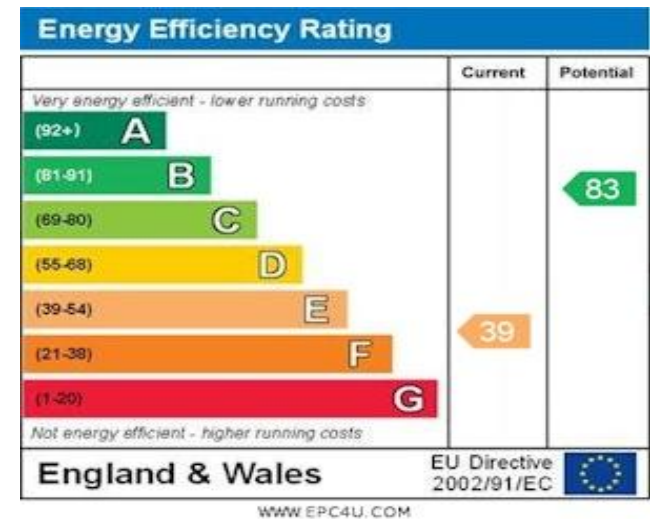
Additionally, two stores (former stables), brick construction with door to front.





Ground Floor
Approx 95 sq m / 1021 sq ft

This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.



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