



OLD PRIORY FARM, DEEPING ST JAMES, PE6 8PW
£229,995 FREEHOLD

Set within a courtyard setting lies this charming and quaint three bedroom converted stone barn, offered for sale with no forward chain, with arched doors and windows framing the outlook over the rear garden, a little gem pleasantly tucked away with views across the Grade I Listed Deeping St James Priory Church from the front facing bedrooms.

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ACCOMMODATION

Into to the courtyard and across the gravelled pathway leading to the entrance door through to;

ENTRANCE HALL

With stairs to first floor accommodation, radiator, ceiling spotlights, understairs alcove which can be utilised for storage

CLOAKROOM

With wall mounted wash hand basin, close coupled wc

SITTING ROOM

11'2 x 17'7 a lovely room with double glazed window to front, tv point, telephone point, two radiators, timber ceiling beams, double glazed arched door and window frame opening out to the rear garden

KITCHEN

10'7 x 9'8 fitted with a range of wall and base level storage units with contrasting work surface, space for washing machine space for slimline dishwasher, space for fridge

freezer, integrated electric oven, integrated eye level oven, sink unit with swan neck mixer tap, power points, radiator, arched door and window frame opening to out to the rear garden

LANDING

With access to loft space, power point

BEDROOM

10'6 x 11'10 with double glazed window to front, power points, radiator, built in wardrobes, door to;

EN-SUITE

Fitted suite with pedestal wash hand basin, close coupled wc, shower cubicle with electric shower over, extractor fan

BEDROOM

7'10 x 8' with double glazed window to rear, Velux window, radiator, timber ceiling beam, power point, built in storage cupboard housing gas boiler

BEDROOM / OFFICE / NURSERY

6'5 x 9'4 maximum with double glazed window to front aspect,

radiator, power point, Velux window

BATHROOM

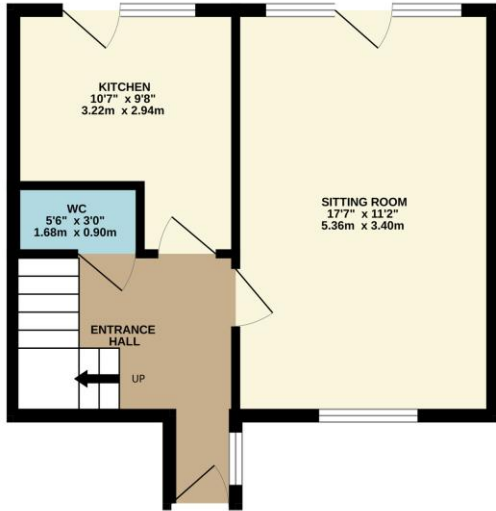
With frosted double glazed window to the rear, pedestal wash hand basin, panelled bath with mixer tap, close coupled wc, built in airing cupboard with shelving space

OUTSIDE

Accessed via a pathway leading to the courtyard with access into the development, across the gravelled pathway leads to the main entrance door, with stone wall and fencing, lawn area you lead to the property, a converted barn. The rear garden is enclosed by fencing to side and rear aspects with a side gate, small patio area ideal for morning coffee or to take in your latest book, lawn area with planted shrub borders, give a pleasant to potter and tinker around but still time to relax and enjoy it. The property also has a single garage



GROUND FLOOR
377 sq.ft. (35.0 sq.m.) approx.



1ST FLOOR
349 sq.ft. (32.4 sq.m.) approx.



TOTAL FLOOR AREA : 726 sq.ft. (67.4 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		86 B
69-80	C	70 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		



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