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9 Redmile Close, Bourne, Dyke, Lincolnshire, PE10 0DA

**£699,500 Freehold**

- Detached Village Home
- Exceptional Garden approximately 1 Acre
- Stunning Iglenook Fireplace
- Four Good Sized Bedrooms
- Three Reception Rooms

This countryside home - with spectacular garden is located in the friendly village of Dyke, just North of Bourne and close to sought after schools, including Bourne Grammar and near the Georgian town of Stamford and Peterborough (good rail links) It balances peace, space and practicality.

SPALDING 01775 766766 BOURNE 01778 420406



#### **Accommodation**

The front door opens into a welcoming entrance hallway with exposed wooden beams, oak flooring and under-stairs storage. The layout feels balanced and practical with good flow between rooms and a distinct living space.

#### **Dining Room**

13' 1" into recess x 13' 5" (3.99m x 4.09m) An inviting dining room with exposed beams and French doors opening directly outside, creating an easy connection to the garden. The room works beautifully for family meals, entertaining or relaxed evenings, with a deep recessed alcove ideal for a cabinet and soft lighting adding warmth.

#### **Study**

8' 6" x 8' 6" (2.59m x 2.59m) A quiet well-proportioned room ideal for home working, studying or hobbies. Tucked away from the main living areas, it offers focus and flexibility, with



exposed ceiling beams and adding character.

#### Lounge

13' 2" x 23' 1" (4.01m x 7.04m) A spacious and characterful living room centred around a striking inglenook fireplace with log-burning stove. Exposed brickwork a paved hearth and a timber mantle give the room real presence. French doors open to the garden, making this a room that works year-round: cosy and atmospheric in winter, light-filled and open in warmer months, with views across the lawns and fields beyond.



#### Breakfast/Kitchen

With a lovely view across the rear garden, the kitchen is designed for everyday use, as well as more relaxed moments. It's a space where people naturally gather. Well-fitted units, generous work surfaces and a range cooker with five-ring gas hob and double oven make it practical as well as inviting, while exposed beams, integrated appliances and tiled flooring add character and ease of maintenance. There is space for an American-style fridge/freezer, making it well-suited to family life.

#### Utility Room

6' 11" x 8' 3" (2.11m x 2.51m) A practical utility room with direct access to the garden, ideal for managing laundry, outdoor activities, pets or muddy boots without impacting the main living areas. Fitted work surfaces, a dedicated sink and space for appliances make this a hardworking space.



#### Cloakroom

A useful ground-floor cloakroom, finished with character details that complement the rest of the home.

#### Landing

A spacious landing that keeps the upper floor feeling open and light, with access to roof storage.

#### Bedroom 4

8' 6" x 8' 6" (2.59m x 2.59m) A comfortable bedroom overlooking the front of the property, suitable for a child's room, guest bedroom or additional workspace.



#### Bedroom 2

9' 10" x 12' 9" (3.00m x 3.89m) A generous double bedroom to the front of the house, offering flexibility for family members or guests.

#### Walk in Storage Cupboard.

6' 4" x 13' 2" (1.93m x 4.01m) A large and practical storage room with sloping ceiling, ideal for keeping household life and organised and clutter free.

#### Bedroom 1

12' 9" x 13' 8" (3.89m x 4.17m) TV point, radiator, window to rear.

#### Bedroom 3

10' 4" x 12' 10" (3.15m x 3.91m) Another well proportioned bedroom to the front of the property for family members or guests.



#### Family Bathroom

7' 6" x 9' 3" (2.29m x 2.82m) A bright well-finished family bathroom with bath and shower options, designed to work comfortably for everyday family life.

#### Ensuite Shower Room



A convenient ensuite serving the main bedroom, finished in a clean modern style.

#### **Garden**

The garden is a defining feature of the property, extending to over an acre and offering both space and versatility. Mature trees, wide lawns and open views create a peaceful setting that feels expansive yet manageable to care for. A public right of way passes through the far part of the land at a good distance from the house and main garden areas and is used only occasionally - often by friendly local dog walkers.

PLEASE NOTE - The seller has spoken to SKDC and there is a possibility that the right of way could be redirected to the edge of the boundary. The council has also confirmed that a fence or hedging can be erected to separate the right of way from the main garden providing it is no higher than 2 metres. Many owners would see this as a gentle link to the surrounding countryside and village life, while still enjoying privacy and calm. If desired boundary fencing could be added and you would still have a generous garden to enjoy. A raised patio provides a natural place to gather, relax and enjoy the outlook.

#### **AGENTS NOTE**

Approached via a private driveway with a attractively planted front gardens, the house offers a sense of calm and privacy on arrival. As you move around to the rear, the space opens surprisingly to an impressive setting.

This Parker built stone home is known locally for its solid construction. It's location combines the best of the village and countryside living. Dyke has a genuine community feel, with a well-used village hall, a popular local inn and regular social events.

Despite the rural feel, the location is highly practical - Bourne is close by for everyday amenities. Stamford offers a beautiful Georgian town centre with independent shops and direct rail services to Birmingham and Peterborough provides fast commuter trains into London.

Views across the mature rear garden and open fields beyond can be enjoyed from both the kitchen and the lounge, reinforcing the sense of space and connection to the surrounding countryside. Despite the size of the plot, the garden is well established and relatively easy to care for.

#### **DOUBLE GARAGE**

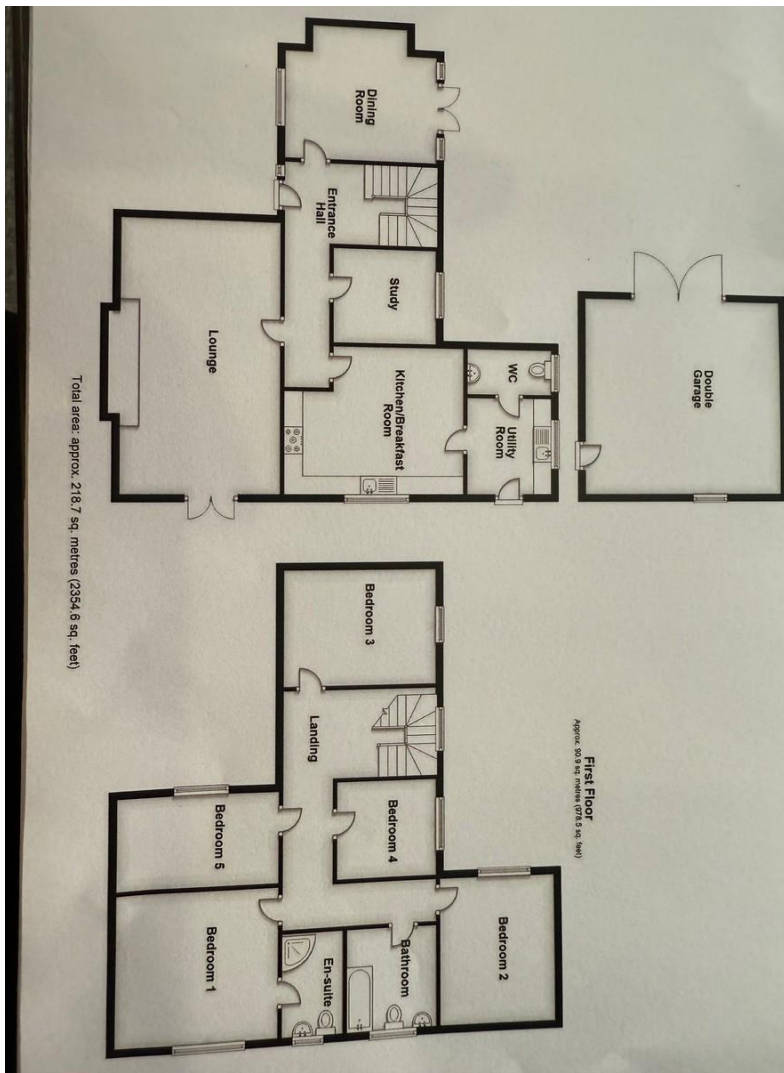
A sizeable detached double garage with twin opening doors, a personal access door, power and lighting, and large roof space - suitable for secure parking, storage, hobbies, or even conversion.











**TENURE** Freehold

**SERVICES** TBC

**COUNCIL TAX BAND** F

**LOCAL AUTHORITIES**

South Kesteven District Council 01476 406080  
 Anglian Water Services Ltd. 0800 919155  
 Lincolnshire County Council 01522 552222

**PARTICULARS CONTENT**

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**Ref:** S-3668649

Viewings are to be arranged by prior appointment. We make every effort to produce accurate and reliable details but if there are any particular points you would like to discuss prior to making your inspection, please contact our office. We suggest you contact us to check the availability of this property prior to travelling to the area in any case.

**ADDRESS**

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**CONTACT**

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	<b>A</b>		
(81-91)	<b>B</b>		
(69-80)	<b>C</b>	72	80
(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			
England, Scotland & Wales		EU Directive 2002/91/EC	

