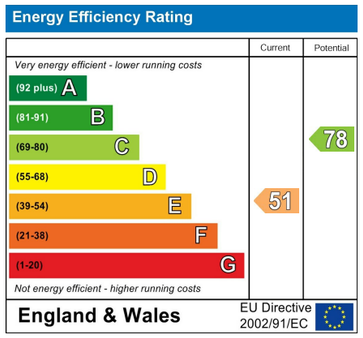
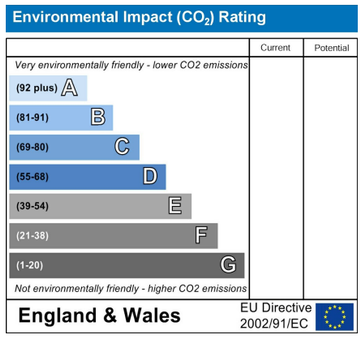




Park Lodge Barnack Road, Bainton, Stamford, PE9 3AE

Occupying an enviable position on the edge of the village, this charming detached and extended character cottage enjoys stunning countryside views to all sides and offers beautifully proportioned accommodation, attractive period features and excellent access to Stamford, Peterborough and Burghley House.

The property combines period character with practical modern living and features three reception rooms, including a spacious sitting room, creating a warm and inviting focal point. The breakfast kitchen provides a further excellent space for everyday family life, while the flexible reception accommodation offers plenty of scope for dining, entertaining or home working.

To the first floor are three well-proportioned bedrooms, including an impressive principal bedroom with an en-suite shower room. The property's elevated position allows for lovely open countryside views from all sides, adding to the sense of space and tranquillity.

Externally, there is off-street parking together with a substantial double garage, providing excellent parking, storage and workshop potential. The property also benefits from oil-fired central heating, with the boiler having been installed approximately one year ago.

Combining character, spacious accommodation and a peaceful edge-of-village setting, this delightful cottage offers a rare opportunity to enjoy countryside living while remaining conveniently positioned for Stamford, Peterborough and Burghley House.

Viewing is highly recommended to fully appreciate the accommodation, character, countryside setting and location on offer.

Asking Price £625,000 Freehold

The particulars are set out as a general outline only for the guidance of intended purchasers or lessees, and do not constitute, any part of a contract. Nothing in these particulars shall be deemed to be a statement that the property is in good structural condition or otherwise nor that any of the services, appliances, equipment or facilities are in good working order. Purchasers should satisfy themselves of this prior to purchasing.

8/9 Star Lane, Stamford, Lincolnshire, PE9 1PH | 01780 754737 | www.sowdenwallis.co.uk | info@sowdenwallis.co.uk

- Extended detached character cottage
- Three bedrooms, Principal bedroom with en-suite
- Off street parking & double garage
- Oil fired central heating, boiler installed last year
- Council Tax Band - F, EPC -
- Stunning field views
- Breakfast kitchen & three reception rooms
- Edge of the village location
- Garden to three sides and a patio area
- Easy access to Stamford, Burghley Park & Peterborough

ACCOMMODATION:

Entrance Hall
4.52m x 1.75m (14'10 x 5'9)

Entrance Vestibule
2.03m x 1.24m (6'8 x 4'1)

Kitchen
4.98m x 3.84m x 2.26m (16'4 x 12'7 x 7'5)

Sitting room
5.00m x 5.41m (16'5 x 17'9)

Dining Room
3.68m x 3.71m (12'1 x 12'2)

Utility
2.82m x 2.06m x 2.13m (9'3 x 6'9 x 7)

Boiler Room
1.04m x 0.97m (3'5 x 3'2)

Downstairs W/C
1.57m x 0.91m (5'2 x 3)

Garden Room
1.80m x 8.05m (5'11 x 26'05)

Double Garage
5.13m x 5.05m (16'10 x 16'7)

Principal Bedroom
3.91m x 5.00m (12'10 x 16'5)

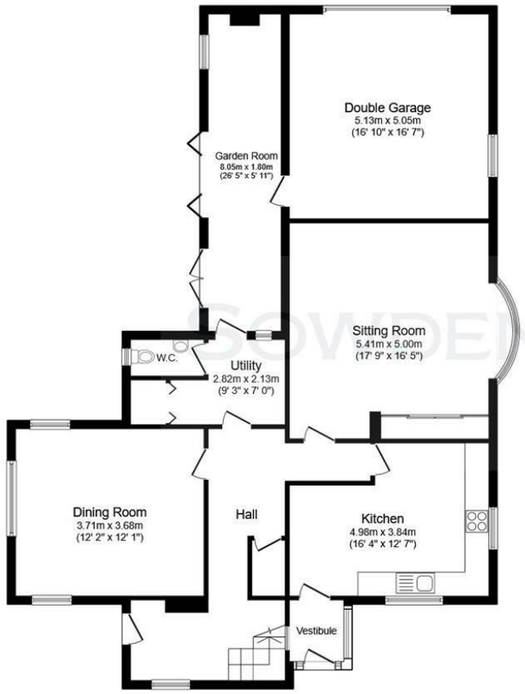
En-suite
1.73m x 3.84m (5'8 x 12'7)

Bedroom Two
3.66m x 3.63m (12 x 11'11)

Bathroom
2.79m x 2.59m (9'2 x 8'6)

Bedroom Three
3.00m x 2.92m (9'10 x 9'7)

FLOOR PLAN:



Ground Floor

First Floor

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientations are approximate. No details are guaranteed, they cannot be relied upon for any purpose and do not form any part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.Propertybox.io