



The Cottage

This exceptional and substantially extended five-bedroom property is a beautifully presented and character-rich family home located in one of the most idyllic village settings in the area. Throughout the property, features such as exposed brickwork, oak flooring and doors, and a wood-burning stove create warmth and authenticity, while a stunning cedar-clad contemporary extension introduces a modern, open-plan living and dining space, thoughtfully designed to suit more modern family lifestyles, that flows naturally into a high specification kitchen that enjoys an abundance of natural light – perfect for a serious cook who loves to entertain friends and family.

This energy-efficient home also includes a generous 22-foot lounge with inglenook fireplace leads off the kitchen, as well as a separate sitting room, ground floor bathroom, utility room and a superb walk-in pantry with illuminated shelving – a practical and popular addition now in many modern homes. There are four well-proportioned double bedrooms to the first floor, including a principal suite with dressing room and ensuite, alongside a separate family shower room accessed from the landing. Of particular appeal to many buyers however, especially those seeking multigenerational living, is the impressive Scandinavian-inspired ground-floor bedroom suite with its own ensuite. This space conveniently connects through to the triple garage, offering excellent potential for future conversion into a larger self-contained annexe if desired.

The property is offered with no onward chain and occupies an attractive mature plot of beautifully maintained gardens, sun-filled patios and courtyards, with a generous, sweeping driveway that enjoys a remarkable degree of privacy. With no immediate neighbours, The Cottage benefits from picturesque views in all directions, creating a wonderfully peaceful and secluded village setting. Church End always feels as though it has been lifted straight from the pages of a period novel, surrounded by an exquisite collection of listed cottages, manor houses and historic farmhouses that together create a truly timeless village scene. It is hard to believe that you are within walking distance of the Frampton Marsh RSPB Nature Reserve, yet within two hours of Kings Cross thanks to superb connections to Peterborough via the A16.







The property is entered via a traditional front door leading into an initial porch and welcoming entrance hall. However, the owners predominantly make use of the stable-style door which opens directly into the impressive **'Living Kitchen' – 5.04m x 7.31m (16'6" x 24')** Designed with both practicality and entertaining in mind, this large, light-filled room has underfloor heating and provides ample space for keen cooks to work their magic while family and friends gather around the substantial central island. The island features Dekton Trilium slab to the cooking side and Duropal to the seating side, where an overhang creates a breakfast bar. The contemporary kitchen blends beautifully with the character of the property, combining warm oak tones and exposed brickwork with modern, high specification fittings. Generous work surface space alongside shaker style cabinetry, larder units and open shelving offer an excellent amount of work space and storage. An undermounted sink is fitted with a Cube Quooker tap providing filtered, chilled, sparkling and boiling water. Integrated appliances include a Neff oven, microwave and warming drawer, wine cooler, two fridges, freezer and dishwasher. The impressive Ilve Roma Professional 150cm range with gas hob, two ovens, French plate and griddle will also be included in the sale. The room also benefits from a smart programmable lighting system capable of creating a range of atmospheric settings. Natural light floods the space via two roof lanterns and remote-controlled Velux windows, while large sliding and folding doors open to the garden and are fitted with integrated blinds and insect screens for the summer months. The kitchen is open plan into the generous **Dining Area – 6.80m x 3.77m (22'4" x 12'4")** provides an excellent setting for entertaining and family gatherings with views over the gardens and rear courtyard.

From the kitchen, sliding opaque glass pocket doors open to both; **Pantry – 3.01m x 2.07m (9'11" x 6'9")** Walk-in pantry with illuminated shelving providing excellent storage. **Utility Room – 3.01m x 2.07m (9'11" x 6'9")** Practical utility room with Belfast sink, work surfaces, storage cupboards and space for laundry appliances.

Snug / Sitting Room – 3.50m x 3.30m (11'6" x 10'10") A cosy secondary reception room with dual aspect windows to the front and side offering attractive countryside views and character beams to the ceiling. **Front Entrance Hall – 3.56m x 3.92m (11'8" x 12'10")** Welcoming central hallway with staircase rising to the first floor and exposed beams and door to **Porch.**

Lounge – 6.89m x 4.00m (22'7" x 13'1") An elegant dual aspect reception room with windows overlooking surrounding fields and gardens, featuring exposed woodgrain laminate flooring, character ceiling beams and a striking exposed brick inglenook fireplace housing a cast iron Clearview woodburning stove.

Ground Floor Bathroom – 3.29m x 2.37m (10'10" x 7'9") Fully tiled luxury bathroom fitted with a corner bath, vanity wash basin with illuminated mirror and storage beneath and a low flush WC. The room features wood grain style flooring and the unusual but incredible useful addition of a ceiling mounted body dryer.

Bedroom Five / Ground Floor Suite – 3.57m x 3.41m (11'9" x 11'2") A Scandinavian-inspired ground floor bedroom with wood grain LVT flooring, underfloor heating and front aspect window. An industrial style sliding door leads to the fully tiled en suite shower room. The room also provides internal access to the first garage, offering potential for annexe style accommodation subject to the necessary planning consents. **En-Suite** – Fully tiled shower room serving the ground floor bedroom.

First Floor Landing - Giving access to all first-floor accommodation.

Bedroom One – 4.86m x 4.09m (15'11" x 13'5") A spacious principal bedroom enjoying dual aspect windows to the front and side. A walk-in dressing room provides excellent wardrobe storage and leads through to the en suite shower room.

Dressing Room – Walk-in dressing area fitted with wardrobe storage and Fully tiled **En-Suite Shower Room**.

Bedroom Two – 3.62m x 3.78m (11'11" x 12'5") Double bedroom with front aspect window.

Bedroom Three – 3.08m x 2.64m (10'1" x 8'8") Double bedroom with windows to the side and rear aspects.

Bedroom Four – 2.66m x 2.72m (8'9" x 8'11") Bedroom with front aspect window and built-in cupboard.

Shower Room Well-appointed shower room with corner shower enclosure, vanity wash basin, concealed cistern WC, illuminated mirror and chrome towel rail.

Outside - A five-bar gate and hand-gate opens onto an extensive block paved driveway providing generous off road parking and turning space for several vehicles. The immaculately presented gardens are well screened by established hedging, creating a high degree of privacy and are predominantly laid to lawn with mature trees, shrubs and flowering plants providing shape and seasonal interest all year round. Several paved patio areas allow the sellers to make the most of finer weather and a large log store to the side of the property is included within the sale. To the rear of the property a courtyard provides another sheltered outdoor seating area, perfectly positioned for morning coffee or evening drinks as guests flow outdoors from the kitchen.









A substantial **triple garage** with three remote controlled electric doors and integrated security system has loft space above- **Garage One – 4.87m x 3.46m (16' x 11'4")**
Garage Two – 5.03m x 3.79m (16'6" x 12'5")
Garage Three – 5.03m x 3.67m (16'6" x 12') The third garage is fully plastered and has an internal door connecting to the ground floor bedroom, making it ideal as a studio, workshop or home office.

Location – Frampton is 3 miles south of the Historic Market Town of Boston, with amenities in the adjoining village of Kirton to include schooling for all ages, a Co-Op, a selection of Village pubs and eateries, a florist, tearoom, popular vets and GP Surgery.

Quick and easy access to the A16, A17 and A52 provide road links to the city of Peterborough- with a direct train link to Kings Cross (30 miles), historic Stamford (32 miles), North Norfolk Coast (35 miles), City of Lincoln (35miles), The Lincolnshire Wolds - much of which is designated as 'an area of outstanding natural beauty' lies (20 miles to the north) with the coastal resort of Skegness (25 miles to the east).

Services - Council Tax Band – D

EPC – C

Mains Gas Heating / Private Drainage



Note: All measurements are approximate. The services, fixtures and fittings have not been tested by the Agent. All properties are offered subject to contract or formal lease.

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