

## 3 Bishops Walk, Barnack, Stamford, PE9 3EE

Beautifully finished and thoughtfully extended, this exceptional five-bedroom family home occupies a stunning position within the highly sought-after village of Barnack, enjoying attractive church views from the rear garden and easy access to Stamford, Peterborough, the A1, and the renowned Barnack Hills & Holes National Nature Reserve.

Finished to an excellent standard throughout, the property offers spacious and versatile accommodation perfectly suited to modern family living. A particular highlight of the home is the stunning open-plan breakfast kitchen, beautifully appointed with bespoke wooden fitted units, quartz work surfaces, and high-quality finishes throughout. Flooded with natural light from Velux-style windows and large sliding patio doors overlooking the beautifully landscaped walled garden, this superb space creates an ideal setting for both entertaining and everyday living.

The accommodation further benefits from two generous reception rooms, offering flexibility for formal dining, family living, or home working, together with a practical utility room and well-planned storage throughout.

Upstairs, there are five well-proportioned bedrooms, including an impressive principal suite featuring a stylish contemporary en-suite shower room, alongside additional family bathroom facilities.

Externally, the mature walled rear garden provides a wonderful degree of privacy and features two separate patio seating areas, established planting, and attractive views towards the village church, creating a truly special outdoor environment. The property also benefits from ample off-street parking and a single garage.

Combining character, high-quality modern finishes, and a prime village setting, this outstanding home offers an exceptional opportunity for family living in one of the area's most desirable villages.

**Guide Price £750,000 Freehold**

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

Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not environmentally friendly - higher CO <sub>2</sub> emissions		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

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.

- Beautifully finished extended family home
- Stunning open plan breakfast kitchen
- Bespoke wooden kitchen with quartz worksurface
- Heart of the village location
- Ample off street parking
- Five bedrooms
- Two generous reception rooms
- Mature dual patio & lawn garden with flower borders
- Gas fired central heating
- EPC - , Council Tax Band -



**ACCOMMODATION:**

**Entrance Hall**  
3.00m x 0.81m (9'10 x 2'8)

**Sitting Room**  
4.98m x 3.78m (16'4 x 12'5)

**Open Plan Breakfast Kitchen**  
6.20m x 5.00m (20'4 x 16'5)

**Family Room**  
5.05m x 2.95m (16'7 x 9'8)

**Utility**  
2.97m x 2.08m (9'9 x 6'10)

**Storage Room**  
4.47m x 3.00m (14'8 x 9'10)

**Downstairs W/C**

**Landing**

**Principal Bedroom**  
3.96m x 2.59m (13 x 8'6)

**En-suite**  
2.49m x 1.96m (8'2 x 6'5)

**Family Bathroom**  
1.83m x 2.74m (6 x 9)

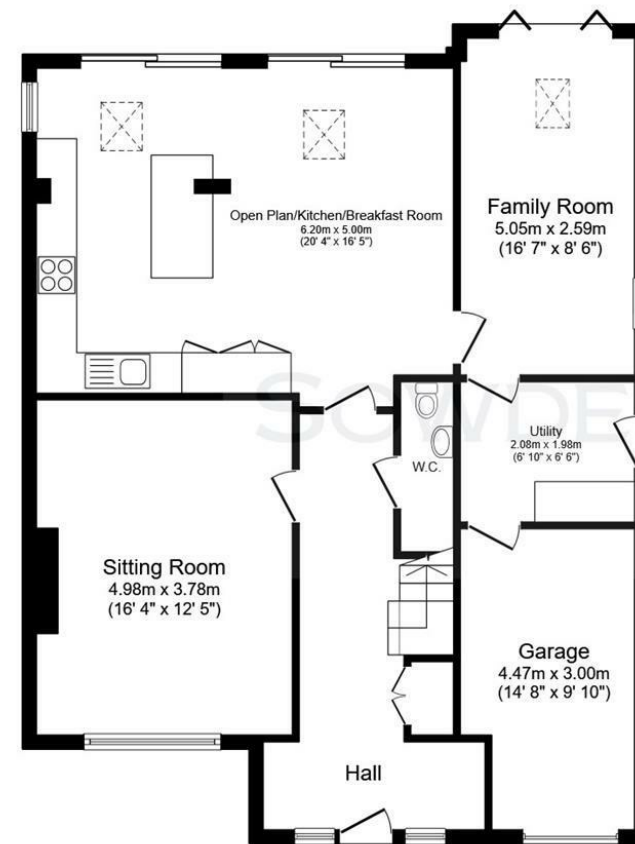
**Bedroom Two**  
4.60m x 3.30m (15'1 x 10'10)

**Bedroom Three**  
3.45m x 3.35m (11'4 x 11)

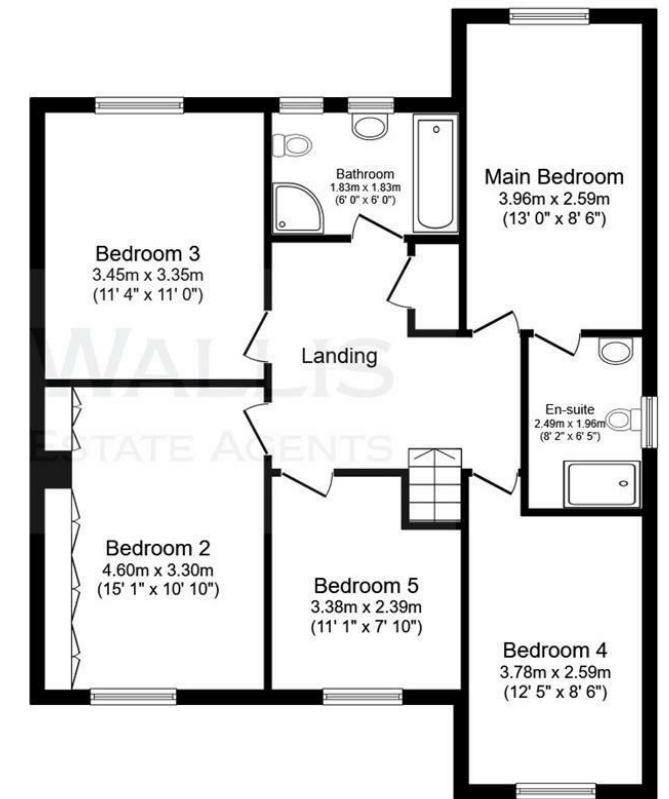
**Bedroom Four**  
2.95m x 3.78m (9'8 x 12'5)

**Bedroom Five**  
2.74m x 2.39m (9 x 7'10)

**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