

Orchard Cottage, 16 Barnby Lane, Claypole, NG23 5BD

PRICE GUIDE £540,000 - £560,000

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RICHARD WATKINSON & PARTNERS

Surveyors, Estate Agents, Valuers, Auctioneers

Orchard Cottage is an attractive four-bedroom detached period cottage occupying a delightful plot within the highly regarded village of Claypole. Constructed of brick elevations displaying attractive Flemish bond brickwork beneath a traditional pantile roof, the property successfully combines character and charm with modern-day comforts. Planning permission has been granted for the property to develop a substantial kitchen extension with integral carport, offering exciting scope for future enhancement.

The cottage has been beautifully modernised and well maintained by the present owners whilst retaining much of its original appeal. Benefits include uPVC double glazed windows and gas-fired central heating served by a recently installed Viessmann boiler fitted in 2026.

Offering spacious and versatile accommodation comprising a welcoming living room, dining room, study, dining kitchen, utility room, ground floor WC and snug/family sitting room. The property also benefits from two separate staircases rising to the first floor, reflecting its period origins and character. The first floor provides four well-proportioned double bedrooms, including a principal bedroom with en-suite WC, together with a family bathroom.

Outside, Orchard Cottage stands on a delightful mature plot with attractive rear gardens predominantly laid to lawn extending to the rear boundary, complemented by paved seating terraces and low-maintenance gravelled areas. A useful brick and pantile outbuilding provides excellent storage and workshop space. Planning permission has been granted for the property to develop a substantial kitchen extension with integral carport, offering exciting scope for future enhancement.

This detached period cottage is constructed of brick elevations with attractive Flemish bond brickwork to the front under a pantiled roof covering. The central heating is gas fired with a new Veissman boiler fitted by DCR in 2026. This benefits from a 10 year guarantee and can be remote or app controlled. The windows are uPVC double glazed. The living accommodation is arranged over two levels and can be described in more detail as follows:

GROUND FLOOR

LIVING ROOM
13' x 12'11 (3.96m x 3.94m)



Two uPVC double glazed windows to the front elevation, radiator, beamed ceiling. Wood burning stove set on a raised brick built hearth with flagstone top, wooden shelf in fireside recess.



LOBBY
With staircase to first floor.

DINING ROOM
13'1 x 12'8 (3.99m x 3.86m)



Former fireplace opening, uPVC double glazed window to the front, radiator, beamed ceiling, built in storage cupboard.

LOBBY
With second staircase to first floor.

STUDY
12'6 x 11'10 (3.81m x 3.61m)



Brick hearth and fireplace housing wood burning stove. Engineered oak flooring, beam ceiling, uPVC double glazed window to the front, uPVC double glazed window

and French door to the rear elevation giving access to the garden. Large walk in cupboard below stairs, uPVC double glazed obscure glass window to the front.



KITCHEN
15'11 x 12'8 (4.85m x 3.86m)



UPVC double glazed window to the side and rear elevations. Wooden stable door giving access to the porch. Terracotta style ceramic tile floor, ample space for a family sized dining table. Range of modern Shaker design kitchen units comprise base cupboards and drawers, beech wood working surfaces over, inset stainless steel one and a half bowl sink and drainer with mixer tap. Fireplace recess with mosaic tiling to the back. Integrated Fagor induction hob, three drawers below including deep pan drawers, extractor over, Neff electric double oven. Eye level wall mounted cupboards and shelving, beamed ceiling.



ENTRANCE PORCH
7' x 5'5 (2.13m x 1.65m)



Wood panelling to the ceiling, tiled floor with a mixture of quarry tiled and terracotta style ceramic tiles. Wood glazed windows to the side and rear entrance door.

UTILITY ROOM
6'9 x 5'8 (2.06m x 1.73m)



Wood framed single glazed window, beech wood working surfaces, plumbing and space for automatic washing machine, space for a dryer, space for a fridge. Fitted wall mounted shelving, mosaic tiling to splashbacks, terracotta style tiling to floor.

WC
5' x 4'11 (1.52m x 1.50m)
Terracotta style ceramic tiled floor, wood framed single glazed window to the side. White suite comprising low suite WC and a wash hand basin. Veissman combination boiler fitted new by DCR in 2026.

SNUG/SITTING ROOM
9'8 x 9'9 (2.95m x 2.97m)



Engineered oak flooring, radiator, uPVC double glazed picture window to the side, vaulted ceiling.

FIRST FLOOR

FRONT LANDING
22'5 x 2'8 (6.83m x 0.81m)
Three uPVC double glazed windows to the front elevation, radiator.

MASTER BEDROOM
13'1 x 10'6 (3.99m x 3.20m)



Two built in double wardrobes with wood panelled doors, uPVC double glazed windows to the front and rear elevations, radiator.



EN-SUITE WC
5' x 2'7 (1.52m x 0.79m)



Wooden flooring, uPVC double glazed window to the rear, fully tiled walls. Modern white suite with low suite WC, wash hand basin with mixer tap and cupboard under. Electric water heater, electrically heated chrome towel radiator.

BEDROOM TWO
10'1 x 12'7 (3.07m x 3.84m)
(narrowing to 11')



UPVC double glazed window to the rear, electric radiator, LED ceiling lights.

BEDROOM THREE
13' x 9'6 (3.96m x 2.90m)
(narrowing to 7'5)



Two uPVC double glazed windows to the front, fitted solid light wood bedroom furniture including double wardrobe, five drawer unit, six shelves, one cupboard and desk top.

REAR LANDING
17'1 x 3'2 (5.21m x 0.97m)
(plus 3'11 x 3')

Door giving access to eaves storage.

BEDROOM FOUR
12'7 x 7'11 (3.84m x 2.41m)
(maximum measurement)



UPVC double glazed windows to the rear and side elevations, radiator.



FAMILY BATHROOM
9' x 6'8 (2.74m x 2.03m)



Wood framed double glazed window to rear elevation, extractor fan. Electrically heated chrome towel radiator. Cream ceramic tiling to the floor and fully tiled walls, electric underfloor heating. Modern white suite comprising panelled bath with mixer tap, wash hand basin with vanity cupboards under, low suite WC. Tiled shower cubicle with electric Mira Azora shower over, glass screen doors. Wall cabinet.



OUTSIDE



OUTBUILDING & LOG STORE

14'4 x 12`10 (4.37m x 3.66m`3.05m)



Constructed of brick elevations under a pantiled roof covering this useful outbuilding can be used for multiple purposes including storage, workshop or home office. Fitted units including base cupboards, stainless steel sink and drainer with Heatstore electric water heater, separate electric consumer unit, concrete flooring, working surfaces, work bench, wall mounted shelving, power and light with two strip lights and three double power points. The log store (5'7 x 3'2) has a concrete floor.



Concrete floor.

GARDENS



Orchard Cottage is set behind a brick built boundary wall and gravelled frontage which extends to the side. There is a spacious paved patio terrace connecting to the rear of the house and low maintenance gravelled areas, one of which incorporates a circular paved terrace with sun design.



Well established lawn gardens planted with trees and shrubs offer a good degree of privacy and extend to the rear boundary.















AGENTS NOTE - PLANNING PERMISSION

The current owners have gained planning permission for a new dwelling, which they will be building, on the former gardens to the rear. Access will be via a shared driveway and the existing car port building will be removed to allow the new driveway and access. Plans are available upon request.

Planning permission has also been granted for a single storey extension to Orchard Cottage - South Kesteven District Council reference S/25033232.

TENURE
The property is freehold.

SERVICES
Mains water, electricity, gas and drainage are all connected to the property. The central heating system is gas fired with a new Veissman boiler fitted by DCR in 2026. This benefits from a 10 year guarantee.

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VIEWING
Strictly by appointment with the selling agents.

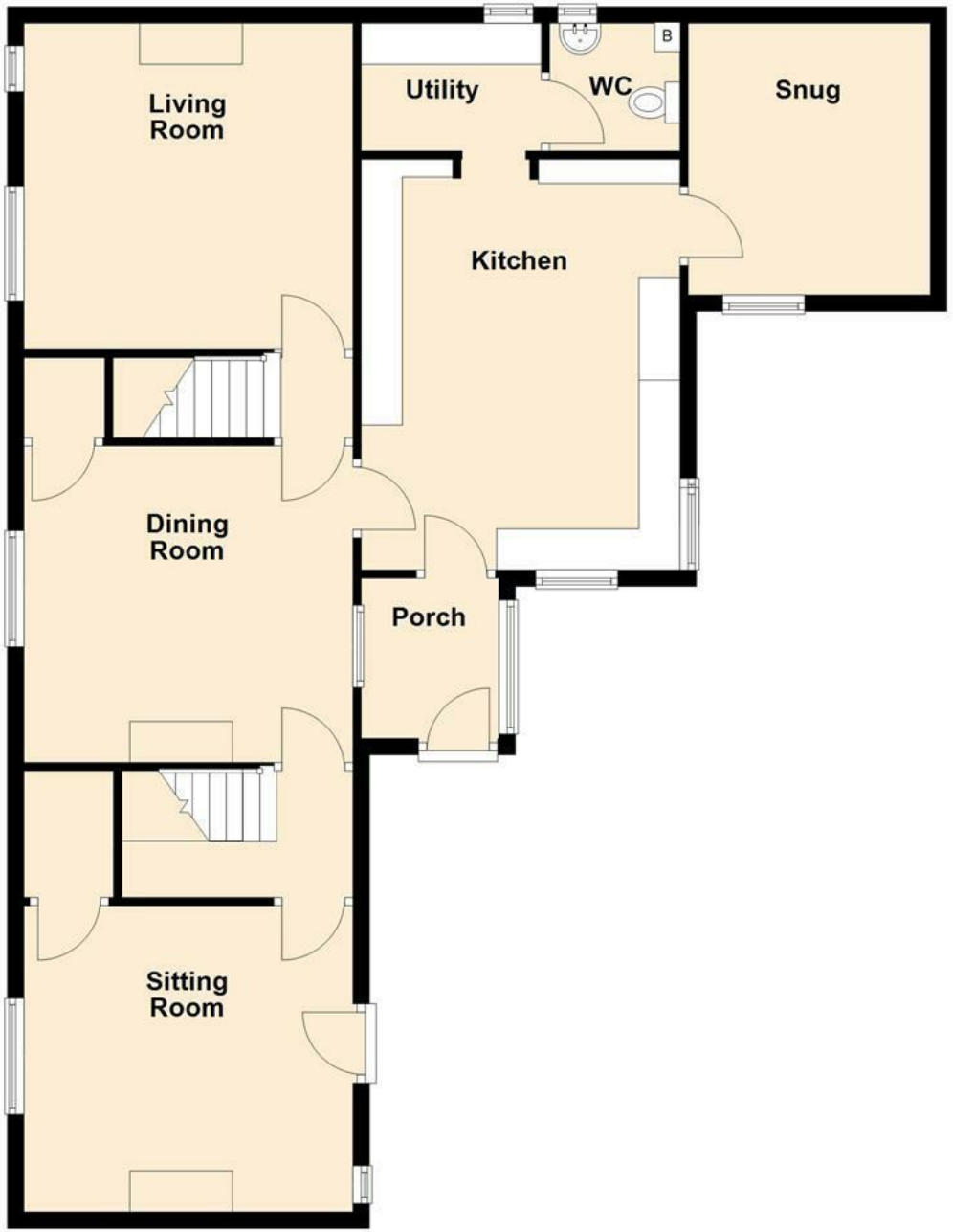
POSSESSION
Vacant possession will be given on completion.

MORTGAGE
Mortgage advice is available through our Mortgage Adviser. Your home is at risk if you do not keep up repayments on a mortgage or other loan secured on it.

COUNCIL TAX
The property comes under South Kesteven District Council Tax Band D.

Ground Floor

Approx. 98.0 sq. metres (1055.4 sq. feet)



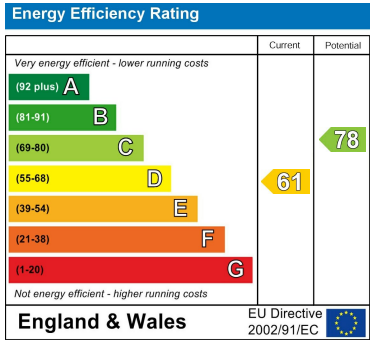
First Floor

Approx. 84.3 sq. metres (907.8 sq. feet)



Total area: approx. 182.4 sq. metres (1963.1 sq. feet)







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