



- Modernised Period Cottage
- Three Bedrooms & Four Bathrooms
- Studio With Annexe Or Holiday Let Potential
- Impressive Countryside Views
- Superb Open Plan Layout
- Stairway Mural By Eloisa Henderson-Figueroa
- British Native Wildflower Meadow
- Ample Driveway Parking With EV Car Charging Point

Underhill Cottage, High Street, Scampton, LN1 2SD
£425,000



This beautifully renovated and extended three-bedroom detached period cottage offers a seamless blend of character and contemporary open-plan living.

Having undergone a comprehensive transformation in 2017 with further bespoke improvements by the current owner, the home features a striking modern layout. The heart of the residence is an expansive breakfast kitchen equipped with premium Neff appliances and a central island featuring a built-in wine cooler and breakfast bar. This space flows effortlessly into a bright living and dining area, where four-panel triple-glazed bi-folding doors blur the line between the interior and the countryside beyond. For quieter moments, a cosy separate lounge provides a warm retreat anchored by a feature log burner.

The property is as much a piece of art as it is a home, highlighted by an impressive, vibrant mural by artist Eloisa Henderson-Figueroa that follows the stairway to the first floor. All three well-appointed bedrooms benefit from fitted wardrobes and private en-suite facilities for ultimate convenience. The master suite is a particular standout, boasting an elegant Juliette balcony that captures far-reaching rural views alongside a luxurious four-piece en-suite bathroom. Practicality is matched by high-specification finishes throughout, including triple glazing, modern gas central heating, and an extensive block-paved driveway complete with an EV charging point.

Outside, the non-overlooked rear garden is a haven for nature, featuring a British native wildlife micro-meadow and a paved patio area designed for alfresco dining against a scenic backdrop. In 2023, the garage was expertly converted into a versatile studio, providing an ideal workspace for those working from home or potential for an annexe or holiday let, thanks to the inclusion of a dedicated shower room.

An externally accessed utility room further adds to the home's functional design. The historic village of Scampton offers a peaceful, community-focused lifestyle steeped in heritage as the former home of the Red Arrows and the Dambusters. Families are well-served by the Scampton Church of England Primary School, a traditional village school currently rated "Good" by Ofsted, which sits at the heart of the community. Residents can enjoy the hospitality of the award-winning Dambusters Inn, a 1940s-themed pub renowned for its real ales and aviation memorabilia, or visit the historic St. John the Baptist Church.

Council tax band: C. Freehold.



Composite front door to the side aspect leading to:

Breakfast Kitchen

15' 0" x 10' 10" (4.57m x 3.30m)

A range of base and eye-level units with a large kitchen island utilised as a cooking area and a storage area, as well as a breakfast arrangement. Integrated appliances to remain with the sale of the property include: a full Neff range including a double oven, a microwave, a fridge freezer, and a dishwasher, an integrated wine cooler, and a rack to remain with the property. The breakfast kitchen features a range of shaker-style units at eye and base level, porcelain tiled flooring, a vertical radiator, and a gas central heating boiler. Opening to:

Living & Dining Space

14' 1" x 16' 11" (4.29m x 5.15m)

Continued with porcelain tiled flooring, uPVC triple-glazed four-panelled bi-folding doors, two uPVC triple-glazed windows to the side aspect, vertical radiators, and stairs rising to the first floor. Access to:

Downstairs WC

2' 11" x 2' 6" (0.89m x 0.76m)

Hand-wash basin unit, a low-level WC, an extractor unit, and porcelain tiled flooring.

Lounge

11' 7" x 15' 0" (3.53m x 4.57m)

A uPVC triple-glazed window to the front aspect, a radiator, a feature log-burner with a recently fitted oak beam, and access for a TV point.

First Floor Landing

Eloisa Henderson-Figueroa's stairway mural stretches from the ground to the first-floor ceiling. Two Velux skylights and a radiator. Glass blaustrade and is laid to carpet and an airing cupboard.

Master Bedroom

11' 1" x 12' 0" to wardrobe (3.38m x 3.65m)

Jueittle balcony to the rear aspect overlooking the garden and countryside fields. Two Velux skylights, a built-in wardrobe, and a radiator. Access to:

En-Suite Bathroom

Four-piece suite comprising a bath tub, a shower cubicle, a corner hand wash basin unit, a low-level WC, a full tiled floor and metro tiled surround, and a Velux skylight.

Bedroom 2

8' 7" x 12' 8" to wardrobe (2.61m x 3.86m)

Built-in wardrobe, a radiator, and a uPVC triple-glazed window to the front aspect. Access to:

En-Suite Shower Room

9' 1" x 2' 8" (2.77m x 0.81m)

Shower cubicle with tiled surround, tiled flooring, an extractor unit, a vanity hand wash basin unit, and a low-level WC.

Bedroom 3

8' 10" to wardrobe x 8' 10" (2.69m x 2.69m)

A uPVC triple-glazed window to the side aspect, a built-in wardrobe, and a radiator. Access to:

En-Suite Shower Room

7' 7" x 2' 3" (2.31m x 0.69m)

Shower cubicle with tiled surround, an extractor unit, a vanity hand wash basin unit, a low-level WC, and patterned tiled flooring.

Outside Rear

Enclosed with fenced perimeters. British native wildflower micro meadow arrangement. With the wildflowers and grasses supplied by Lincolnshire specialists - My Square Meter. A large patio seating area, raised flowerbeds, external water and power source, plus a hardstanding area - previously used for a hot tub.

Outside Front

Driveway parking for multiple vehicles with a block paved arrangement, EV car charging point, access to front door entrance, side gate to the rear garden. Access to:

Studio

14' 4" x 7' 8" (4.37m x 2.34m)

Previously being a garage and converted in Summer 2023 by a local architect and developers - Flared Visual Ltd and Laural Developments. Two skylights, studio arrangement with feature potential for annexe living or a holiday let. Access to:

Shower Room

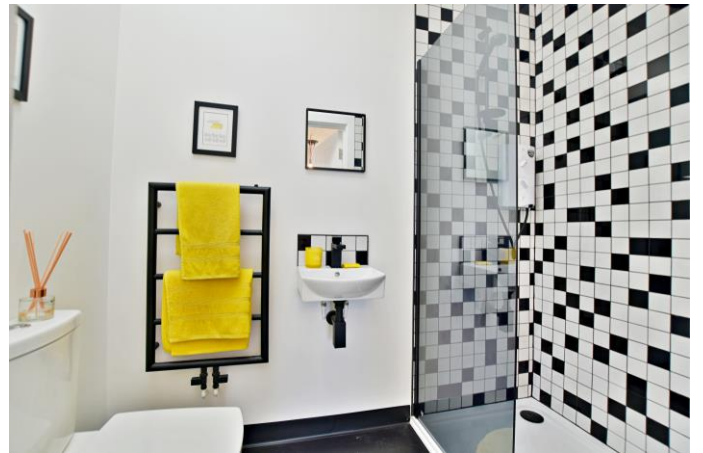
3' 11" x 7' 2" (1.19m x 2.18m)

Electric shower, a low-level WC, a hand-wash basin unit, and a skylight.

Utility Room - Accessed externally from the rear garden

Accessed externally from the rear garden. A range of eye and base level units with space and plumbing for appliances, sink and drainer unit, and a uPVC window to the rear aspect.





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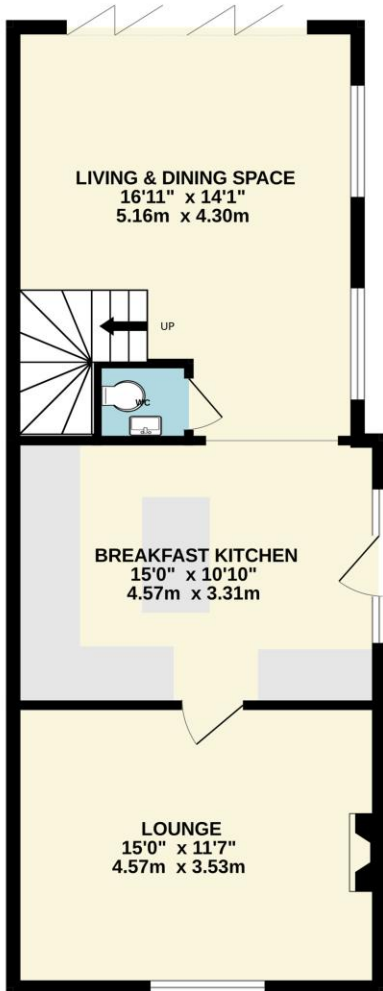


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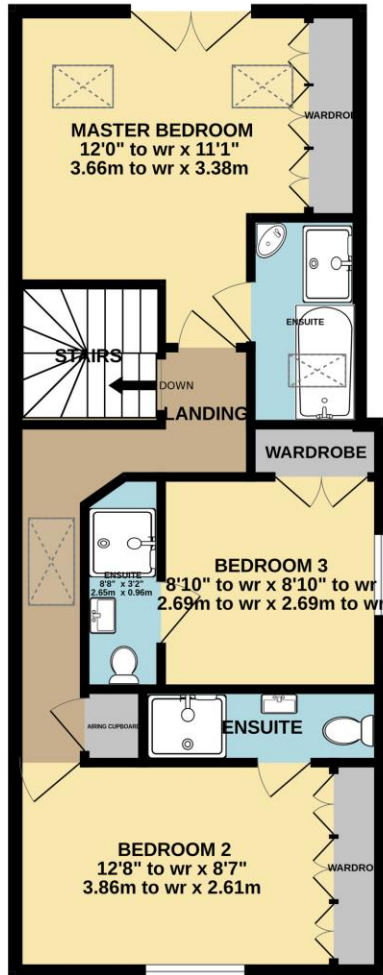


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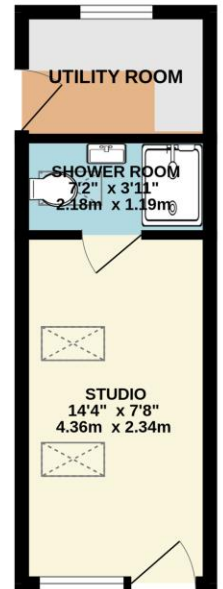
GROUND FLOOR
572 sq.ft. (53.2 sq.m.) approx.



1ST FLOOR
575 sq.ft. (53.5 sq.m.) approx.



STUDIO
181 sq.ft. (16.8 sq.m.) approx.



TOTAL FLOOR AREA: 1328 sq.ft. (123.4 sq.m.) approx.

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