



- 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
Offers Over £400,000



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

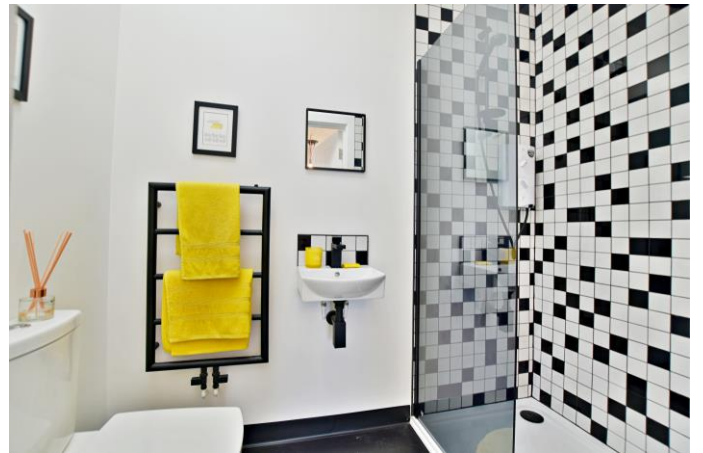
3' 11" x 7' 2" (1.19m x 2.18m)

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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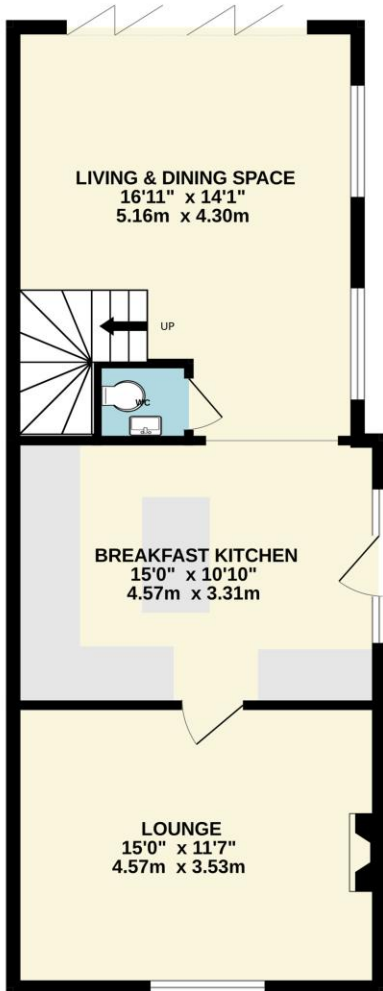
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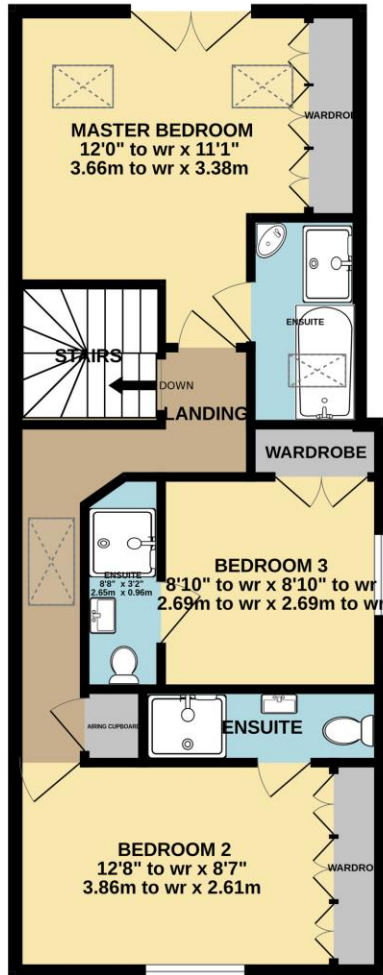


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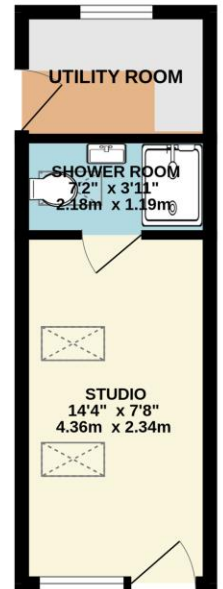
GROUND FLOOR
572 sq.ft. (53.2 sq.m.) approx.



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.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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