



**TALLINGTON ROAD, BARHOLM, PE9 4RE
OFFERS IN EXCESS OF £265,000 FREEHOLD**

A delightful stone cottage, full of warm and charm, cleverly arranged and beautifully presented, enjoying attractive westerly facing gardens. From exposed timber beams and cast wood burner to a bespoke refitted kitchen and separate utility, two bedrooms and bathroom with roll top bath, every inch of the property has been thoughtfully arranged.

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ACCOMMODATION

Set along a country lane approaching the charming village of Barholm with the Church framing the background, cast railings and neat hedging flanking the causeway, a cast hand gate opens through to the attractive stone frontage, a timber entrance door opens through to:

ENTRANCE LOBBY

In from the rain and place to hang coats and take off shoes with timber latch door opening through to:

SITTING ROOM

14'11 (max) x 11'2 a cozy yet bright morning room with window to the front aspect, with exposed stonework, timber beams, bespoke storage and shelving alcoves, feature fireplace with cast wood burner, side stairs to the first-floor accommodation, electric heater, power points and TV point.

KITCHEN

15'4 x 7' a reconfigured space with window to the rear aspect and timber latch door through to the utility room, comprising a range of bespoke refitted base and eye level storage units, incorporating roll edge work surface with ceramic Belfast sink inset and mixer tap over, integrated double oven

and four ring hob with concealed extractor fan over, plumbing and space for dishwasher, fridge freezer space, exposed stonework, electric heater, power points and tiled effect flooring.

UTILITY

7'6 x 7'5 a cleverly rearranged space, a pleasant garden room is now a functional utility room with glazed roof and part glazed door onto to the westerly facing rear gardens, wood effect roll edge work surface with sink inset and mixer tap over, plumbing and space for washing machine, space for tumble dryer, electric heater, power points and tiled flooring.

LANDING

Attractive part panelled walls and latch doors leading to:

BATHROOM

With window to the rear aspect and comprising a three-piece suite, low level WC, wash hand basin and roll top bath with claw feet, heated towel rail, exposed stonework and timber, finished with wood effect flooring.

BEDROOM

12'5 x 11'1 a lovely double bedroom with window to the front aspect, exposed stone and brick, stripped wood flooring, timber beams, clever recessed

wardrobe with hanging rails, electric heater and power points.

BEDROOM

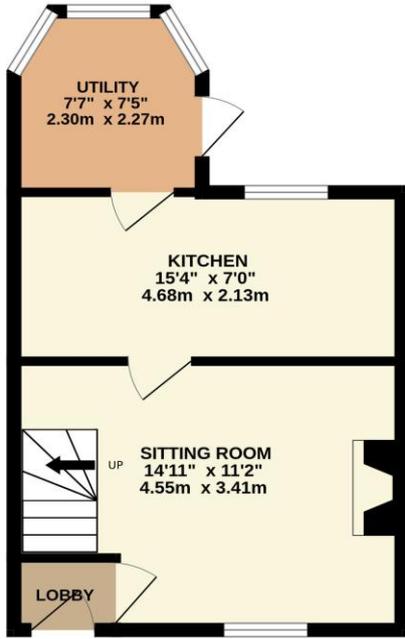
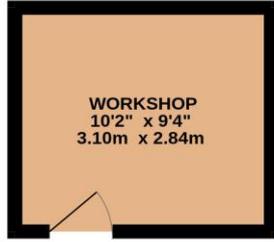
9'4 x 7'2 (min) 9'2 (max) with window to the rear aspect, striped wood floor, recessed airing cupboard, exposed timber, electric heater and power points

OUTSIDE

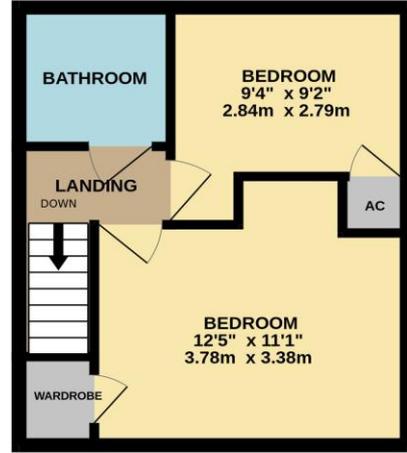
The neat frontage is partially enclosed by cast railings and neat heading with a gravel finish and inset shrubs. The rear gardens enjoy a westerly facing aspect and are true to the cottage, with an attractive pebbled courtyard area for breakfast or an evening Gin & Tonic, offering a good degree of privacy with access to a BRICK BUILT WORKSHOP 9'4 x 10'2 with power and light connected and eaves storage, a timber hand gate takes you to shaped lawns, enclosed by panel fencing and enjoying views over the Church, well stocked mature floral and shrub borders with mature trees and pebble beds, timber shed, trellis work and a lovely timber summer house to sit and read a book.



GROUND FLOOR
421 sq.ft. (39.1 sq.m.) approx.



1ST FLOOR
280 sq.ft. (26.0 sq.m.) approx.



TOTAL FLOOR AREA: 701 sq.ft. (65.2 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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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
A	(92+)		
B	(81-91)		
C	(69-80)		
D	(55-68)		61
E	(39-54)		
F	(21-38)	28	
G	(1-20)		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	



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