



The Old Cottage The Square, Barnack
£425,000

The Old Cottage The Square

Barnack, Stamford

Newton Fallowell are pleased to offer for sale this stunning Grade II Listed stone-built cottage situated in the heart of the highly sought-after village of Barnack. Beautifully presented throughout, this charming home has been sympathetically modernised whilst retaining an abundance of original character features including exposed beams, stone walls and an impressive inglenook fireplace.

The accommodation is entered via an entrance porch with cloakroom, leading into a spacious entrance hall with tiled flooring and stairs rising to the first floor. The generous living room is full of character, featuring exposed beams and a striking inglenook fireplace with log burner, creating a wonderful focal point. The kitchen has been fitted in keeping with the property's character and benefits from solid oak worktops, a Belfast sink, range cooker, integrated appliances and a range of base and eye-level units. Adjacent to the kitchen is a separate dining room with feature stone wall, providing an ideal space for entertaining.

A further reception room on the ground floor is currently used as a third bedroom and offers excellent versatility as a home office, playroom or additional sitting room.

To the first floor, the landing provides access to two well-proportioned bedrooms, with the principal bedroom benefitting from built-in wardrobes and a dual aspect outlook. Completing the accommodation is a beautifully appointed four-piece family bathroom comprising a roll-top bath, walk-in shower, pedestal wash hand basin and WC.

Externally, the property enjoys off-road parking to the front for multiple vehicles, enclosed by attractive stone walling. Gated side access leads to the private and enclosed rear courtyard garden, designed for low maintenance and providing a peaceful space for outdoor dining and relaxing.





Entrance Hall

12' 7" x 13' 0" (3.84m x 3.95m)

Cloakroom

3' 5" x 5' 10" (1.03m x 1.77m)

Living Room

20' 11" x 15' 2" (6.38m x 4.62m)

Kitchen

11' 3" x 10' 11" (3.43m x 3.33m)

Dining Room

8' 0" x 13' 3" (2.44m x 4.04m)

Bedroom Three/ Family Room

17' 0" x 10' 7" (5.18m x 3.23m)

Bedroom One

20' 1" x 15' 7" (6.12m x 4.75m)

Bedroom Two

7' 9" x 11' 1" (2.36m x 3.38m)

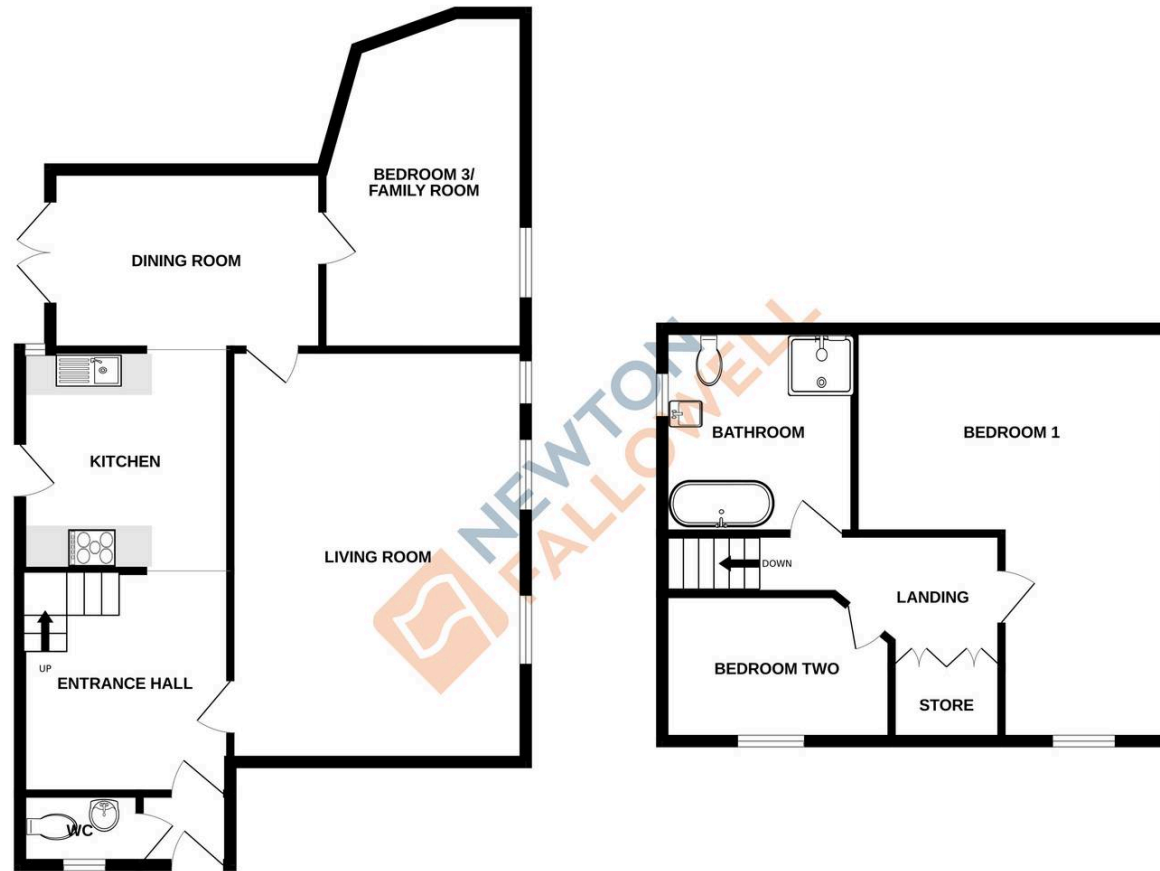
Bathroom

9' 6" x 11' 1" (2.90m x 3.38m)



GROUND FLOOR
781 sq.ft. (72.6 sq.m.) approx.

1ST FLOOR
477 sq.ft. (44.3 sq.m.) approx.



TOTAL FLOOR AREA : 1258 sq.ft. (116.8 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.
Made with Metropix ©2025

Newton Fallowell - Stamford

Newton Fallowell Estate Agents, 4 Ironmonger Street - PE9 IPL

01780 754530 · stamford@newtonfallowell.co.uk · newtonfallowell.co.uk/stamford