



WALCOT HOUSE

— MORTON —



WELCOME TO WALCOT HOUSE

Welcome to Walcot House, an individually styled executive family home, constructed using red brick and attractive terracotta roof tiles located in a quiet and secluded close.

This modern, attractive home has been designed to perfection, with a practical layout whilst making the

most of the wonderful meadow views. Arrive at the private paved drive you will find parking for several vehicles in front of the double garage.

Planted box hedging and shrubs contrast beautifully against the red brick as you are led to the front entrance with oak framed porch and feature fountain.



STEP INSIDE

Once inside you are welcomed into a spacious hallway and you are drawn immediately straight ahead to the dining room.

As you enter the light, bright dining room, you can't take your eyes off the large window with its stunning views of the garden and the meadows beyond. Sunday lunches will be long in here as your guests will never want to leave.

Back across the hall there is a peaceful study, perfect for home working and a large cloak room and separate storage cupboard.



LIGHT-FILLED LIVING



You enter the living room through the stylish double oak glazed doors. The AGA wood burning stove immediately draws your eye with its oak mantle above and provides the centrepiece to this chic space to unwind. Imagine a cosy evening

curled up next to the fire watching your favourite movie or relaxing, getting lost in a great book.

The room has triple aspect windows and the most striking feature are the french doors that give

views and access to the south west facing rear garden. Decorated using a fresh neutral palate, it would be easy to add in your own personal touches to instantly make this space feel like your perfect home.

THE FAMILY HUB

From the central hallway, a door opens into the fantastic, open plan kitchen diner. This is the true heart of the home where family and friends will naturally gather at the start and the end of the day.

The country style kitchen with its creamy coloured stone floor is fitted with an electric range with 5 ring gas hob, dishwasher and fridge. There are plentiful under-counter and wall mounted units, ensuring your kitchen is always kept clutter free.

A chic, solid oak wooden peninsula provides excellent surface space and cleverly divides the kitchen from the dining space. The dining area itself is perfect for hurried school breakfasts or more relaxed informal dinner parties.

The fabulous conservatory is accessed from the kitchen which again offers glorious views of the garden and countryside beyond. It is the perfect space to spend a lazy sunny Sunday morning with coffee and newspapers or enjoy a glass of something special after a busy day.





AND SO TO BED...

The staircase with its large picture window leads you to a bright and airy landing where you find all four bedrooms and the family bathroom.

The first of the double bedrooms has sleek built-in wardrobes and views to the front of the property. Move along the spacious landing to the further two bedrooms that are at the rear of the property enjoying those dreamy countryside views.

The roomy family bathroom is ready for busy mornings with its separate shower and bath.





At the end of the landing you will discover the peacefully tranquil master bedroom with its own luxuriously appointed en-suite shower room and well-planned dressing area with fabulous built in wardrobes.

The room has windows on both aspects and enjoys stunning views into the garden and beyond.





STEP OUTSIDE

Enjoying a south westerly aspect, the sun is never far away in the rear garden of Walcot House. For those seeking shade or a quiet corner then the pergola and the tucked away seating areas won't disappoint.

Being laid mainly to lawn the garden is fully enclosed, making it a safe place for children to play or pets to roam. The wonderfully stocked flower beds and borders invite the bees and butterflies whilst being easy to maintain. This truly is a garden to enjoy an impromptu summer party or BBQ and to take in the wonderful countryside views with the livestock grazing peacefully.





THE FINER DETAILS

- ◆ Freehold
- ◆ Detached
- ◆ Gas central heating
- ◆ Double glazed
- ◆ South Kesteven District Council.
Council tax band F
- ◆ EPC rating C
- ◆ Mains sewage, gas & electricity



Pelham James use all reasonable endeavors to supply accurate property information in line with the Consumer Protection from Unfair Trading Regulations 2008. These property details do not constitute any part of the offer or contract and all measurements are approximate. The matters in these particulars should be independently verified by prospective buyers. It should not be assumed that this property has all the necessary planning, building regulation or other consents. Any services, appliances and heating system(s) listed have not been checked or tested. Purchasers should make their own enquiries to the relevant authorities regarding the connection of any service. No person in the employment of Pelham James has any authority to make or give any representations or warranty whatever in relation to this property or these particulars or enter into any contract relating to this property on behalf of the vendor

NEAR & FAR

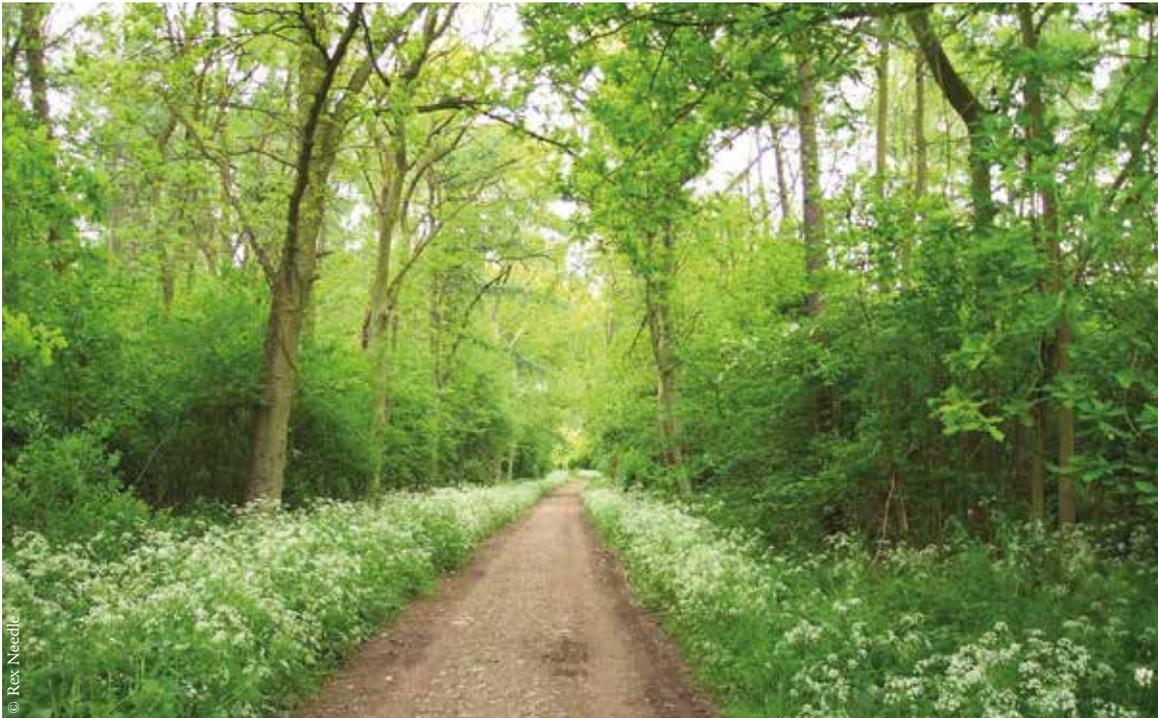
Morton offers several shops and a post office along with beautiful 14th century church, pub and restaurant. To get out and about, there are bus services that stretch from Lincoln to Peterborough.

For families, there is a primary school in the village and Walcot House also has the advantage of being in the catchment area for Bourne Grammar School with Stamford and Witham-on-the-Hill independent schools also close by.

The historic market town of Bourne offers a range of supermarkets, shops, bars, restaurants, health services and a leisure centre. Green spaces perfect for dog walks and bike rides, churches, an abbey and a museum provide a backdrop of culture and peace within this vibrant town.

Bourne is close to the Georgian market town of Stamford and the city of Peterborough, which has direct train links to London Kings Cross making the commute or a day trip to London very straightforward.

A lively hub nestled in the countryside, Bourne offers everything a family needs to thrive.



© Rex Needle



© Vince Loudon



© Rex Needle



WALCOT HOUSE

— MORTON —

Walcot House, 5 Hazeland Close, Morton

To view please call the team on
01780 437360 | team@pelhamjames.co.uk
pelhamjames.co.uk

Presented by

