



Camphill Cottage

Stamford, PE9 4BE

Price Guide £270,000

Richardson

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An attractive end of terrace stone cottage, which is in need of complete modernisation on a sizable plot with detached double garage, situated in the small village of Little Casterton approximately 2 miles north of Stamford town centre in the country of Rutland. A single storey extension to the rear provides a bathroom and lobby area. The accommodation comprises small reception hall, living room with open fire facility, kitchen, lobby and bathroom. To the first floor there are 3 bedrooms. The property currently has electric storage heaters and some windows have been replaced. Externally there is a driveway to the side leading to a detached double garage with power & water connected, and out house. A surprising large garden is to the rear and backs onto open land.



Entrance hall

Living room
11'11" x 11'5" (3.65m x 3.5m)

Kitchen
11'4" x 9'10" (3.47m x 3m)

Rear lobby

Bathroom
9'9" x 5'11" (2.98m x 1.81m)

First floor landing

Bedroom
9'7" x 7'1" (2.94m x 2.17m)





Bedroom
11'11" x 9'6" (3.64m x 2.91m)



Bedroom
12'5" x 9'11" (3.79m x 3.04m)

External details

Detached double garage 6.9m x 4.94m with power & light connected. Out house/store. Good sized gardens to the rear which back onto open land.

Tenure

Freehold with vacant possession

Council Tax

Rutland District Council Tax Band C

Services

Mains sewerage, water & electricity. Partially heated with night storage heaters.

Communication

According to Ofcom: Superfast Broadband is available

According to Ofcom: Mobile coverage outdoor coverage is likely with, O2, EE, Three & Vodafone

Agents notes

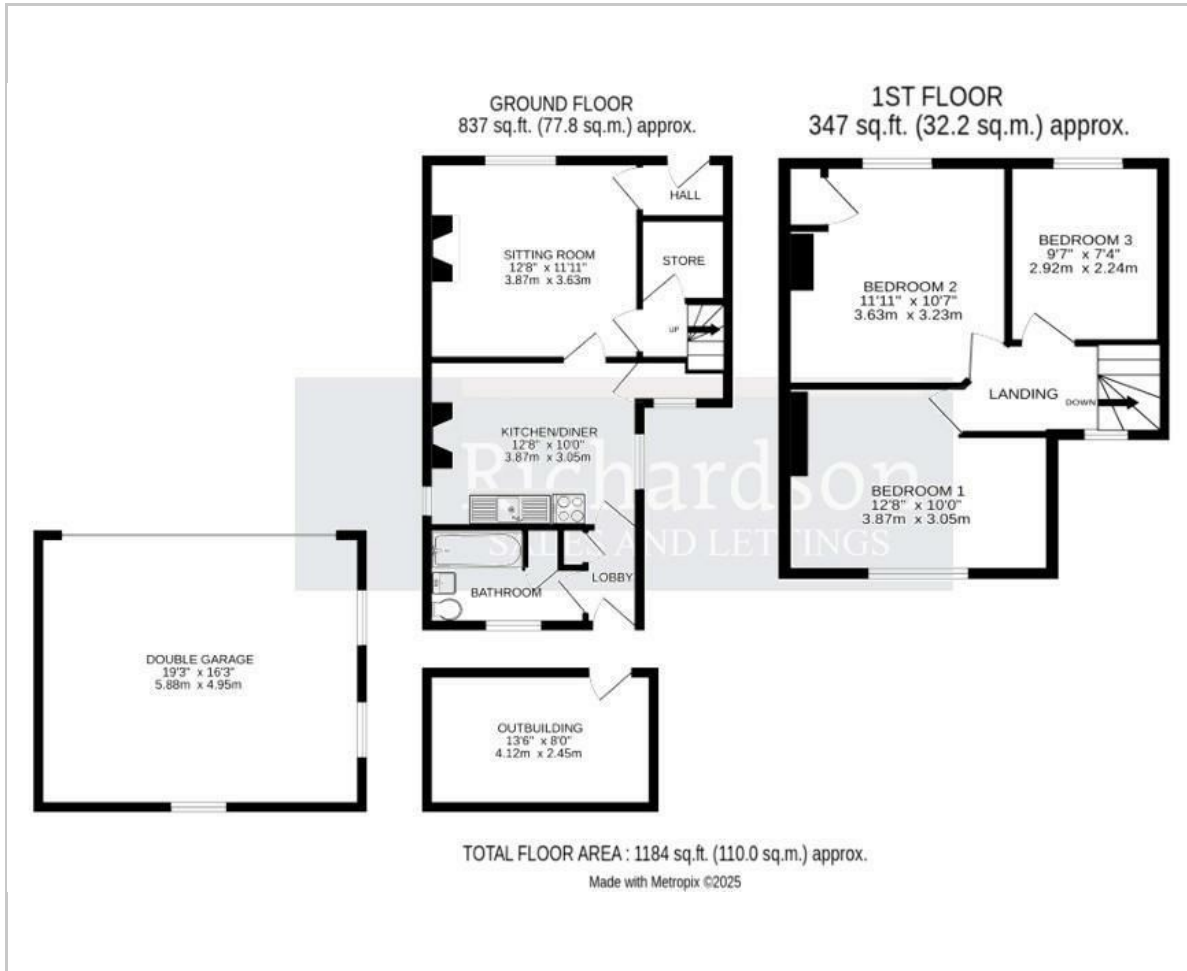
The property is Grade II Listed and within the conservation area. The neighbouring property has a pedestrian right of way across the rear of the property.

Viewing

By appointment with Richardson Surveyors
post@richardsonsurveyors.co.uk



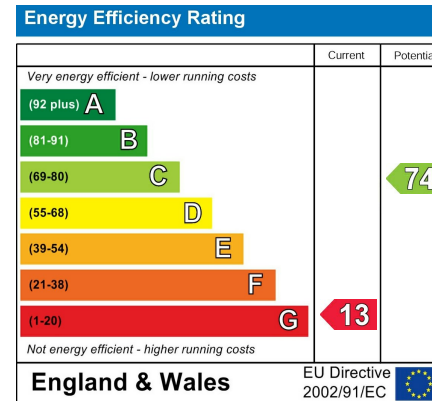
Floor Plan



Area Map



Energy Efficiency Graph



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Sheep Market House, Sheep Market, Stamford, Lincs, PE9 2RB

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