West Street
Easton On The Hill, Stamford, PE9 3LS

Price Guide £900,000

Richardson

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Key Features

- Exceptional extended barn conversion with lovely views in sought after village
- Stunning open-plan kitchen/diner/family room with vaulted ceiling
- Master bedroom with picture windows & Juliette balcony, 4 piece family bathroom
- Plenty of parking, double garage and stone office within the grounds
- Set within 0.91 acres of gardens and meadow land
- Large sitting room with multi-fuel stove and reading area
- Two further double bedrooms, one with an en-suite

An exceptional extended barn conversion in a tucked away location within this sought after village with gardens & meadow land extending to 0.91 acres in all, with lovely views towards All Saints Church. Extended by the current vendors to an exacting standard to give a modern contemporary open plan layout within the character of a former barn. The accommodation is light and airy with use of picture windows and doors to the principal lounge, family room off the impressive kitchen diner and also to the principal bedroom with views over the gardens and meadow land. The property combines the open plan layout with a cosy feel with a multi fuel stove to the sitting room, combined with underfloor heating. A reception foyer has a useful cloaks cupboard, with the hallway providing access to the combined utility and WC. A superb kitchen dining/family room has a comprehensive range of storage cupboards and drawers with built in Miele appliances. Large central island with overhang for breakfast bar, induction hob with central extractor and under counter wine racks and shelving. Opening to the family room with its vaulted ceiling with skylights & door to the outside. The lounge is another lovely large room with a reading/study area with bookcase by the picture window. To the first floor, the master bedroom has bespoke wardrobes and picture windows and doors with Juliette balcony. There is a 4 piece bathroom, a further double bedroom with built in wardrobes and a guest bedroom with ensuite shower room and built in wardrobes. Tucked away with a gravel driveway (shared with one other for part) and passing through a 5 bar gate to gravel hard standing for several vehicles with detached insulated double garage with eave storage space. Detached insulated stone office with velux windows within the formal garden area with various patio areas. Separate garden area with large raised bed and fruit trees leading to extensive meadow land with an open aspect.

Covered porchway

Reception foyer & hall

Utility/WC

Kitchen diner/family
29'10" x 18'2" overall (9.1m x 5.55m overall)
Kitchen diner area 5.55m x 4.76m

Family room area
14'2" x 13'0" (4.33m x 3.97m)

Lounge
23'3" x 18'6" (7.1m x 5.64m)

First floor landing

Bedroom
15'2" x 14'11" to wardrobes (4.64m x 4.57m to wardrobes)

Bathroom
9'2" x 7'11" (2.81m x 2.43m)
4 Piece bathroom with separate shower.

Bedroom
15'7" max x 11'5" to wardrobe (4.75m max x 3.48m to wardrobe)

Ensuite shower room

Bedroom
12'0" x 9'10" (3.68m x 3m)

Detached double garage
16'0" x 15'8" (4.89m x 4.79m)

Home office
14'4" x 11'7" (4.38m x 3.55m)

External details
Tucked away in a quiet location with grounds extending to approximately 0.9 acres in all, and approached by gravel driveway which opens to provide hard standing with detached double garage and gated access into the meadow land and gardens. The formal gardens comprises of various seating/patio areas linked by paved pathways passing through well stocked flower beds. Detached insulated stone built office ideal for working from home or as a gym. Large growing garden area with raised beds, fruit trees and hard standing for shed and greenhouse. The meadow land is enclosed by walling and has lovely open views towards All Saints Church.

Tenure
Freehold

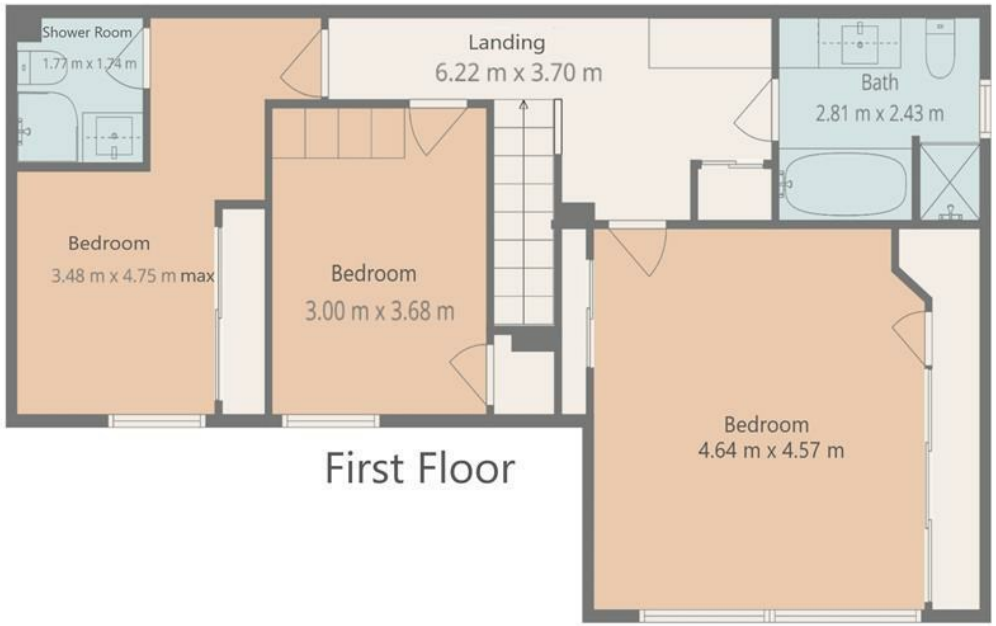
Services
All main with gas central heating.
EPC Rating - 77C

Council Tax
North Northants Tax Band G

Communication
According to Ofcom: Ultrafast Full Fibre is available
According to Ofcom: Mobile coverage is Likely with EE, Three, O2 and Vodafone

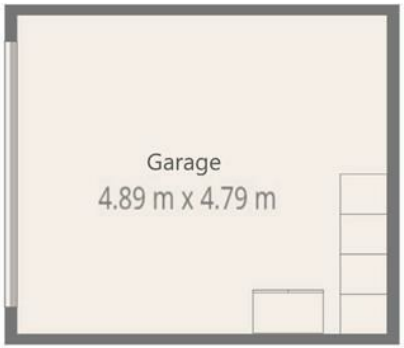
Viewing
Telephone appointment with Richardson.
post@richardsonsurveyors.co.uk

Floor Plan



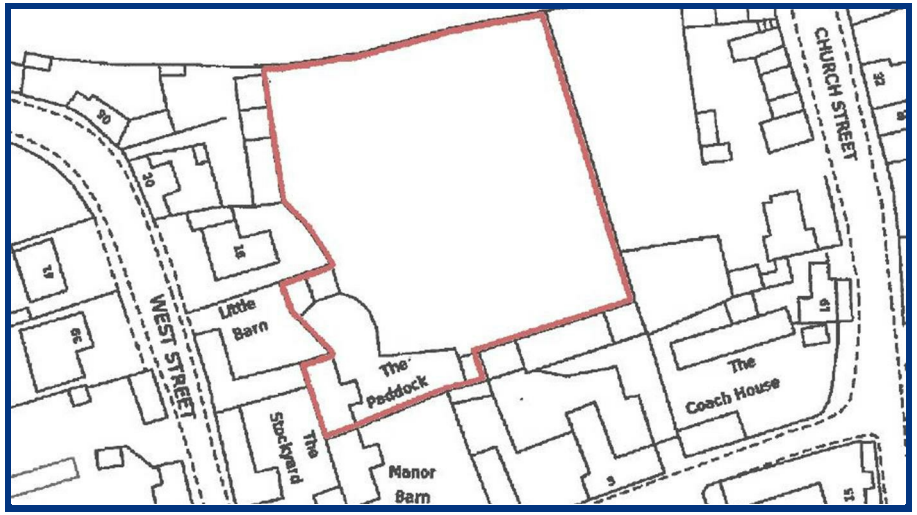
First Floor

Ground Floor



Total: 197m2 (2120 sq ft)
(Excluding Garage)

Location



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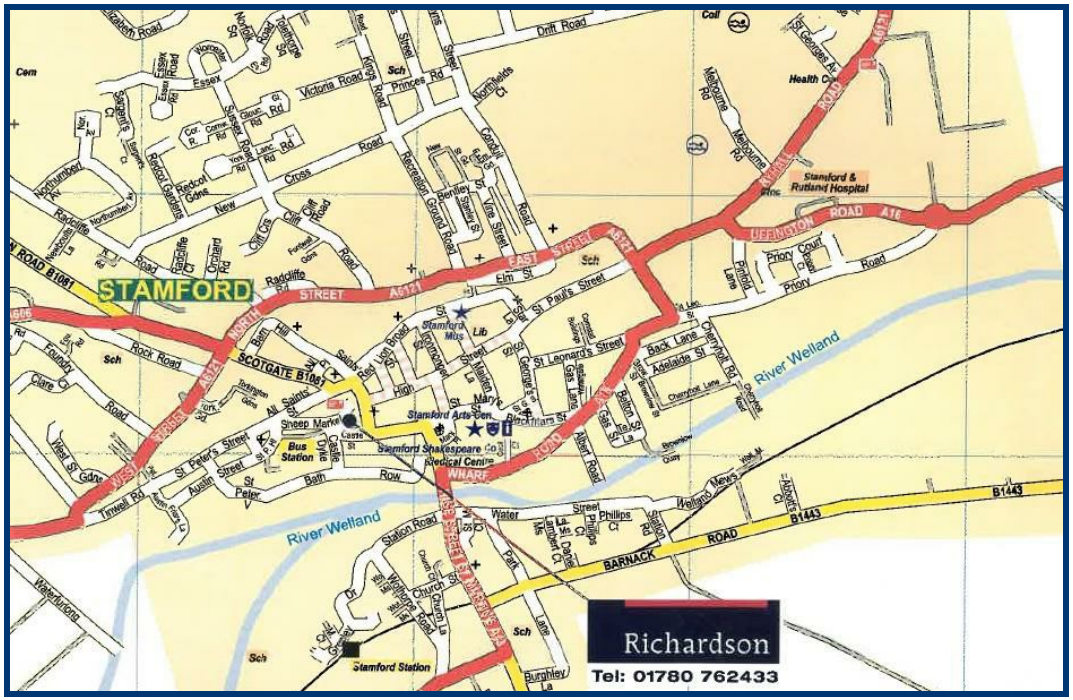

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