

Park Lodge Barnack Road, Bainton - PE9 3AE

Offers Over £600,000

EASTAWAY

A beautiful stone cottage with breathtaking countryside views, wonderful privacy, sheep grazing beyond the garden and inviting spaces to enjoy every season. A home to fall in love with.

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Council Tax band: F

Tenure: Freehold

EPC Energy Efficiency Rating: E

EPC Environmental Impact Rating: E

- Beautiful Detached Stone Cottage Offering Approximately 2,141 Sq Ft Including the Garage
- Breathtaking Countryside Views With Open Fields and Grazing Sheep Beyond the Gardens
- Wonderful Privacy With No Immediate Neighbouring Properties Overlooking Your Home
- Spacious and Versatile Living Including a 26ft Sunroom, spacious Living Room and Separate Dining Room
- Two Garden Areas, Garage and Parking for Two Cars With Space to Entertain, Relax and Grow Your Own
- Idyllic Village Location Surrounded by Countryside, Within Easy Reach of Stamford, Market Deeping and Peterborough





What the owner told us...

“After 30 years of very happily living here, we've loved its detached location within the village. It's now time for us to have a smaller garden to look after.”

Our Thoughts...

Every now and then we visit a property that just has a really lovely feeling about it, and Park Lodge is one of those homes. This charming detached stone cottage has been loved by the same owners for 30 years, and it's easy to see why. Surrounded by countryside, with beautiful views, plenty of privacy and approximately 2,141 sq ft including the garage, it's a wonderful place to call home.

Inside, there's plenty of space to enjoy, including a cosy living room with an inglenook fireplace, a separate dining room and a fabulous 26 foot sunroom with bifold doors opening onto the garden and its own log burner. There's also a well equipped kitchen, utility room, downstairs WC and plenty of useful storage. Upstairs, you'll find three bedrooms and two bathrooms, including an en suite to the principal bedroom. Both the principal bedroom and bedroom two enjoy beautiful countryside views from windows on two sides. Imagine waking up to green fields and sheep grazing beyond the garden!

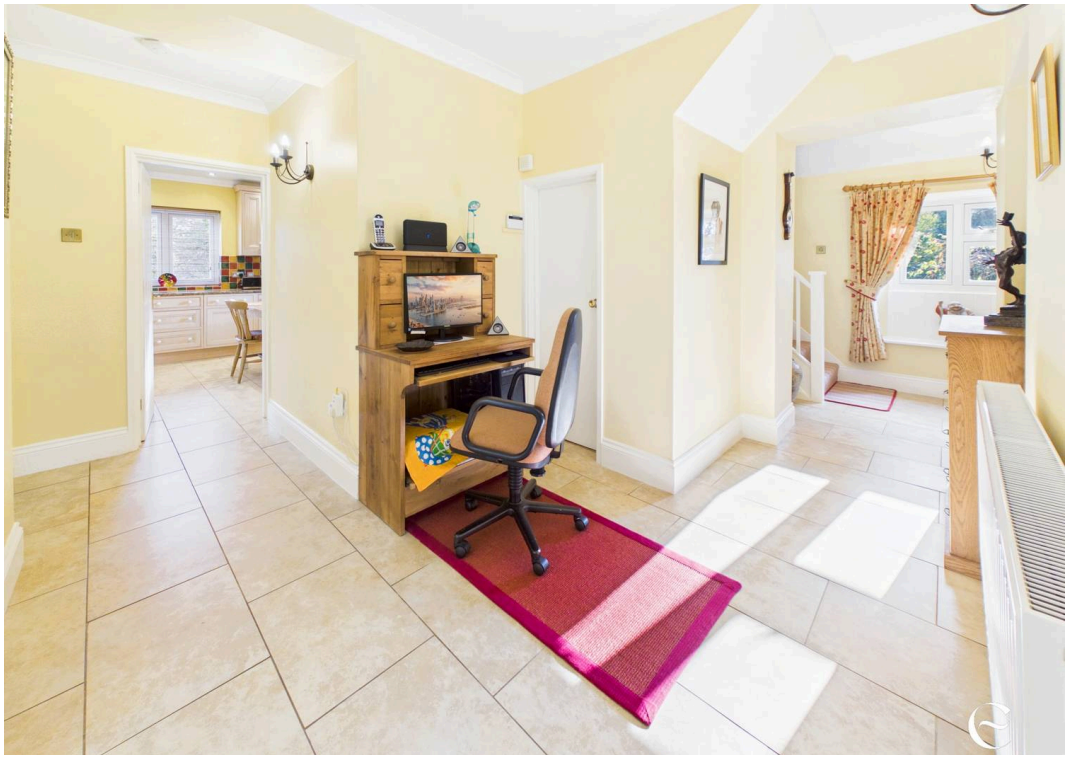
Outside, there are two separate garden areas, one paved for entertaining and the other laid to lawn with a greenhouse and vegetable growing area. There's also a generous garage and parking for two cars. Access is via a driveway with a legal right of way, which must remain clear for neighbouring farmers. The owners tell us this arrangement has worked happily throughout their 30 years here.

Location...

Park Lodge enjoys a lovely countryside setting in Bainton, with Stamford, Market Deeping and Peterborough all within easy reach. Beautiful countryside walks, village amenities and excellent transport connections are nearby, including Stamford railway station approximately four miles away and convenient access to the A1. It's a wonderful opportunity to enjoy peaceful village living without giving up everyday convenience.**What the owner told us...**

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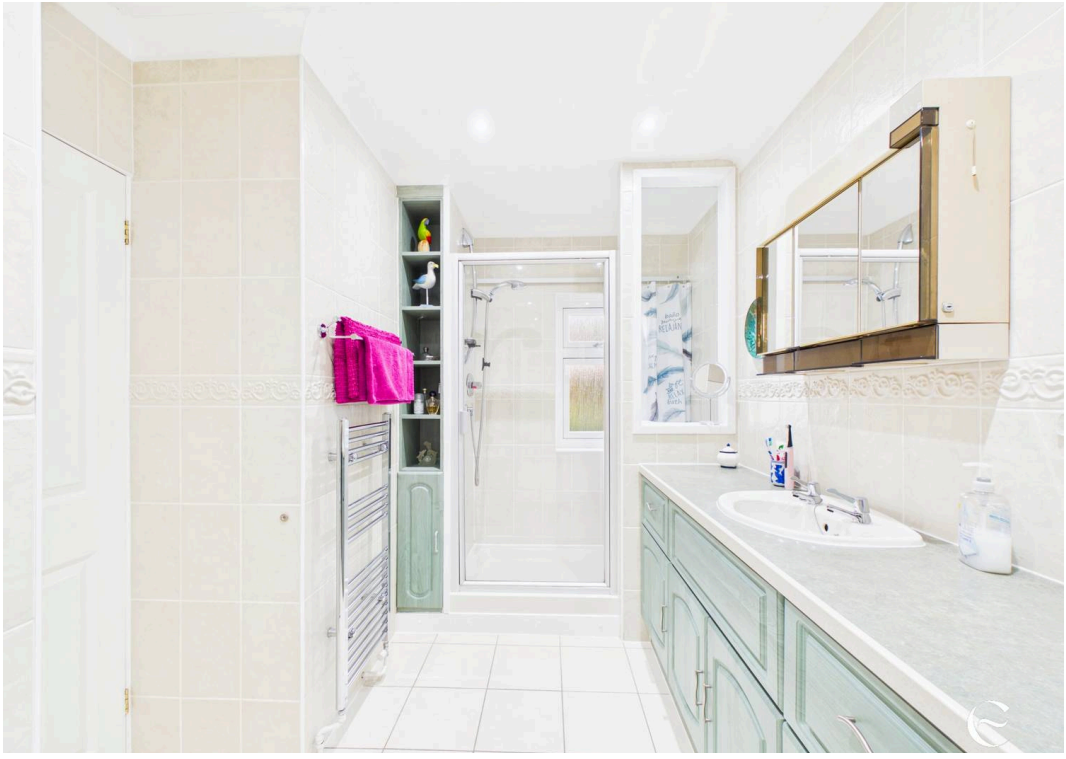








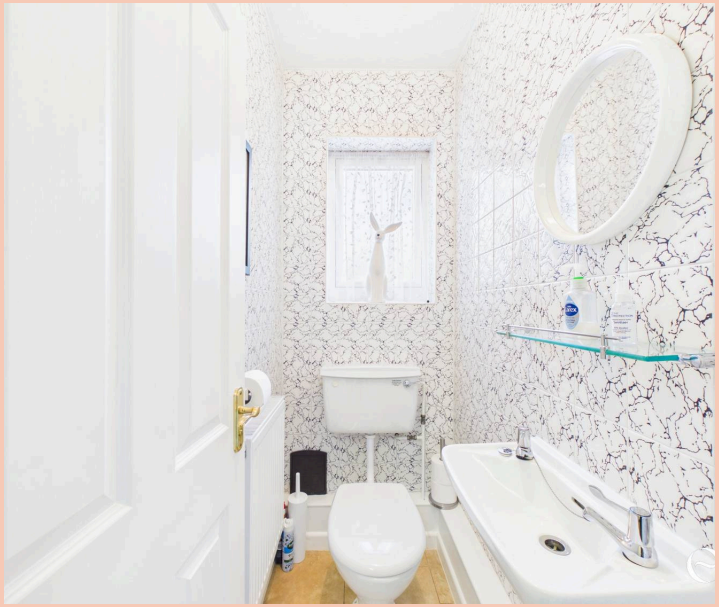














Porch
4' 11" x 6' 8" (1.50m x 2.03m)

Entrance Hall
5' 10" x 11' 0" (1.77m x 3.35m)

Hallway
12' 0" x 13' 5" (3.67m x 4.08m)

Living Room
17' 5" x 16' 5" (5.30m x 5.00m)

Kitchen
12' 6" x 16' 6" (3.81m x 5.02m)

Dining Room
12' 1" x 12' 1" (3.69m x 3.68m)

Utility Room
6' 8" x 9' 3" (2.03m x 2.82m)

Boiler Room
3' 2" x 3' 3" (0.96m x 1.00m)

Ground Floor WC
3' 1" x 5' 1" (0.94m x 1.56m)

Understairs Storage
6' 7" x 3' 3" (2.01m x 1.00m)

Sunroom
26' 6" x 6' 1" (8.07m x 1.86m)

Landing
9' 10" x 3' 7" (2.99m x 1.08m)

Principal Bedroom
13' 0" x 16' 5" (3.97m x 5.00m)

Principal En-Suite
5' 9" x 10' 6" (1.74m x 3.19m)
WC is separate from the main en-suite. The dimensions of the WC are 2'3" x 2'10" (0.71 x 0.89 m)

Bedroom 2
12' 0" x 12' 1" (3.65m x 3.68m)



Bedroom 3

9' 8" x 9' 11" (2.94m x 3.01m)

Bathroom

8' 6" x 9' 2" (2.59m x 2.80m)

Garage

17' 0" x 16' 9" (5.18m x 5.10m)

Garden

Double garage

2 Parking Spaces

Driveway

2 Parking Spaces











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Ground Floor



First Floor



Approximate total area(1)

2141 ft²

198.9 m²

Reduced headroom

7 ft²

0.7 m²

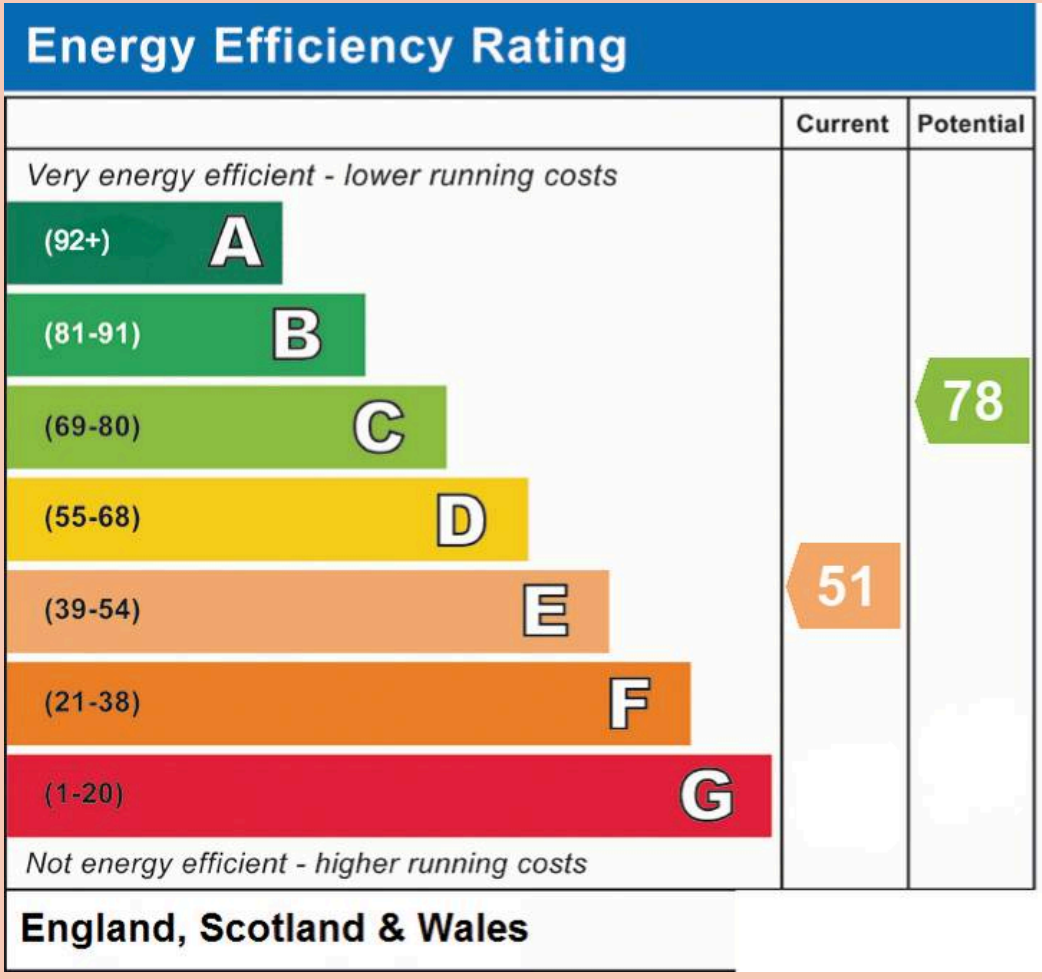
(1) Excluding balconies and terraces

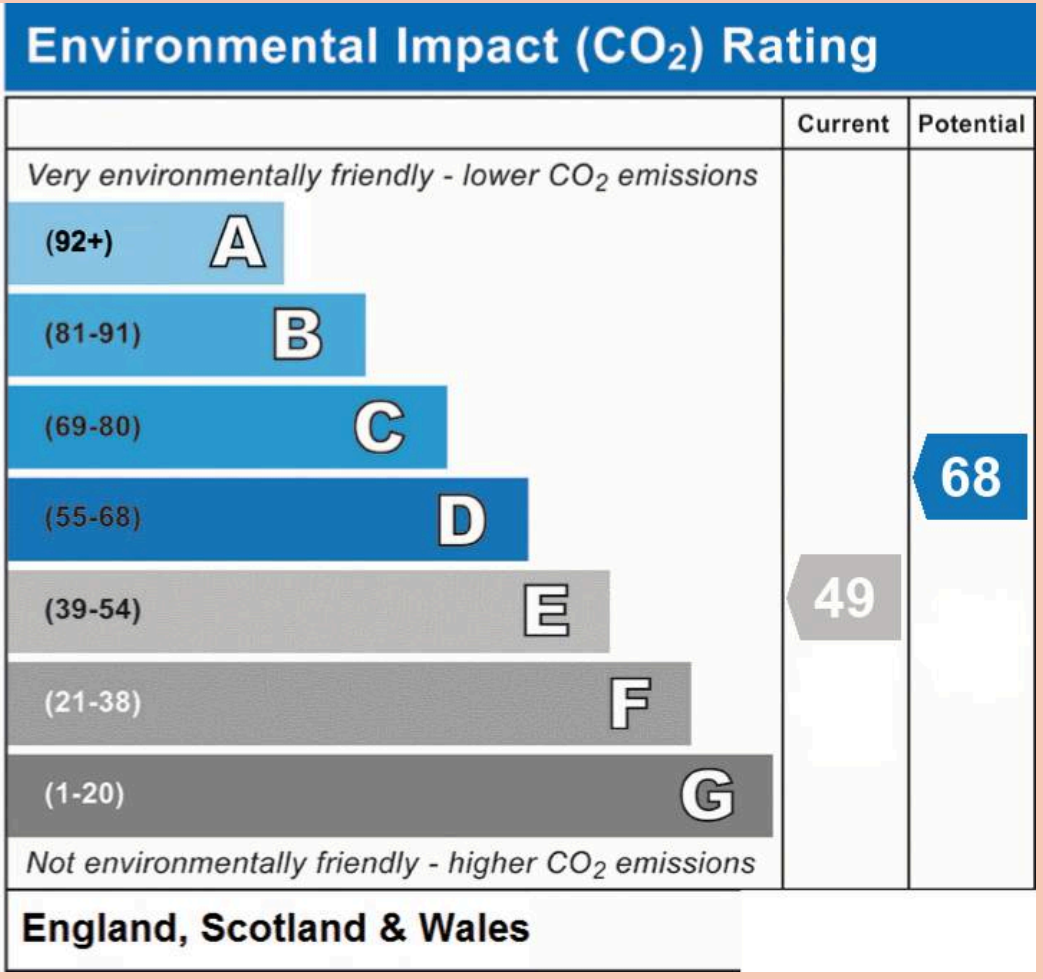
Reduced headroom

..... Below 5 ft/1.5 m

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE360


Energy Efficiency Rating
Current
Potential
Very energy efficient - lower running costs
(92+) A
(81-91) B
(69-80) C
(55-68) D
(39-54) E
(21-38) F
(1-20) G
Not energy efficient - higher running costs
51
78
England, Scotland & Wales


Environmental Impact (CO_2) Rating
Current
Potential
Very environmentally friendly - lower CO_2 emissions
(92+) A
(81-91) B
(69-80) C
(55-68) D
(39-54) E
(21-38) F
(1-20) G
Not environmentally friendly - higher CO_2 emissions
49
68
England, Scotland & Wales



Eastaway Property

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