



*Rosebriar
83 Main Road
Collyweston
Stamford
Lincs
PE9 3PQ*

PRICE: £350,000 Freehold



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DESCRIPTION: A most attractive traditional stone cottage with local Collyweston stone slate roof standing in superbly landscaped gardens which have featured in the National Gardens Scheme. The property has 3 bedroomed accommodation with many cottage style features complemented by modern facilities including gas central heating, fitted kitchen, modern bathroom suite, large conservatory, etc all in good decorative order. Outside there is a garage and ample parking to the front and at the rear a truly delightful garden with an amazing variety of trees and shrubs, pond and water feature. Viewing is highly recommended.

LOCATION: Collyweston is a picturesque village comprising mainly stone built houses and cottages with the local 'Collyweston' stone slate roofs. Stamford 4 miles, easy access to Peterborough, Corby, Kettering, etc. via A1, A43 and A47.

AMENITIES: Village Community Shop, Church, Village Hall, Pub/Restaurant in Collyweston. Schools in Easton on the Hill and King's Cliffe, ample shops and services in Stamford.

ACCOMMODATION:

GROUND FLOOR:

Hall: Radiator. Exposed stone to one wall. Stone window sill. Hardwood door.

Cloaks/WC: White WC and hand basin. Stone window sill. Radiator. Secondary glazing.

Sitting Room: 5.97m x 3.46m (19'6" x 11'4")

Substantial stone inglenook fireplace with woodburner. 2 French doors to rear. Radiator. Exposed beams. Stone window sills.

Kitchen/Diner: 6m x 3.53m (19'8" x 11'7")

Extensive range of white units with beechwood effect worktops over, matching wall cupboards. Stainless steel 1 ½ bowl sink with mixer tap. Exposed beams. Belling double oven and grill. Plumbing for washing machine. Plumbing for dishwasher. Gas hob. Partly exposed stonework. Integrated fridge freezer. Glow worm gas boiler in cupboard. Tiled splashbacks to worktops.

Conservatory: 5.23m x 2.48m (17'2" x 8'2")

Built on stone plinth with hardwood framed windows above. New roof with double glazed lights, opening vents to ceiling. Security grills to doors. 2 circulation fans. Double glazing. Doors to either side. Blinds to windows.

FIRST FLOOR:

Landing: Radiator. Exposed stone to staircase. Exposed beams. View over garden.

Bedroom 1: 3.30m x 3.61m (10'10" x 11'10")

Built-in wardrobes to 1 wall with central dressing table unit. Radiator. View over garden.

Bedroom 3: 2.44m x 2.59m (8'0" x 8'6")

Stone chimney breast. Radiator. Open wardrobe. Access to loft with ladder, part boarded, electric light.

Bathroom: 2.21m x 2.54m (7'3" x 8'4")

White suite of panelled bath, WC, vanity unit with handbasin. Shaver point. Airing cupboard. Chrome heated ladder towel rail. Access to loft.

Bedroom 2: 2.61m x 3.7m (8'7" x 12'2")

Stone chimney breast. Radiator. View over garden to rear. Open wardrobe.

OUTSIDE:

Landscaped gardens featured in the National Garden Scheme Open Gardens book for several years. The gardens contain a wide variety of trees, shrubs and perennials and have been thoughtfully planned with gravelled paths leading through a variety of garden 'rooms' with tranquil seating areas offering delightful vistas including a wildlife pond with stream and cascading waterfall. Greenhouse. Pre-cast concrete **Garage** 8'0" x 12'2". 2 outside taps (front and rear). Potting shed and further storage shed, both re-roofed.

SERVICES: Mains gas, electric, water and drainage are connected. None of the services, heating systems or equipment has been tested by the Vendors or the selling agents and purchasers should satisfy themselves as to their condition and suitability.

CENTRAL HEATING: Glow worm gas boiler to radiators

DOUBLE GLAZING: Sealed unit double glazing in wooden frames to Hall and Conservatory. Secondary double glazing to rest of house.

COUNCIL TAX: Band E, (2010/2011) £1708.70 payable to East Northamptonshire Council.

DIRECTIONS: From Stamford take the A43 through Easton on the Hill and onto Collyweston. The property is on the left hand side before The Collyweston Slater.

INSPECTION: Easily arranged by prior appointment through Paul Johnson Property Consultants. If you are travelling a long distance, please telephone before departure to ensure the property is still available.

INTERESTED?: All offers and negotiations to be conducted through Paul Johnson Property Consultants, subject to contract.

MORTGAGES: Available through Paul Johnson Property Consultants, subject to status. Written quotations on request. Your home is at risk if you do not keep up repayments on a mortgage or other loan secured on it. Ref 2890. 170510.

These particulars do not constitute any part of an offer or contract. None of the statements contained in these particulars are to be relied on as statements or representations of fact and any intending purchaser must satisfy themselves by inspection or otherwise to the correctness of each of the statements contained in these particulars. The Vendor does not make or give and neither Paul Johnson Property Consultants, nor any person in their employment has any authority to make or give, any representation or warranty whatever in relation hereto.



Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or misstatement. 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 Floorplan 10/2011

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