

**10 OLD PRIORY FARM, DEEPING ST JAMES  
PE6 8PW**

**£250,000**

**FREEHOLD**

01778 349300

Follow us on



**T**ucked away in a superb location and featuring stunning views over Deeping St James church, this single-storey barn conversion is offered for sale with no chain and viewing is highly advised to appreciate this unique property's superb position. With a garage to the rear and further off-road parking, this three bedroom character home has exposed beams and features a good size 20' lounge. Book your viewing today.

Entrance door opening to

**HALLWAY**

With window to front elevation, radiator, built-in store cupboard and built-in airing cupboard.

**LOUNGE 20' x 10'4 (6.10m x 3.15m)**

A good size room with high ceiling, radiator and glazed area to the rear enjoying views over the westerly-facing garden and the 12th Century Priory church.

**KITCHEN 12'10 x 8'8 (3.91m x 2.64m)**

With a range of wall and base units with breakfast bar, cooker point, plumbing for washing machine, fridge space, work surface, wall tiling, sink unit and window to rear elevation with glazing either side.

**BEDROOM ONE 10'8 x 11'4 (3.25m x 3.45m)**

With exposed beam to ceiling, radiator and two windows to rear elevation.

**BEDROOM TWO 10'1 x 5'9 (3.07m x 1.75m)**

With exposed beam, radiator and window to front elevation.

**BEDROOM THREE 7'10 x 7'9 (2.39 x 2.36m)**

With exposed beam, radiator and window to rear elevation.

**BATHROOM**

Comprising panelled bath, wash-hand basin, low flush WC, radiator and wall tiling.

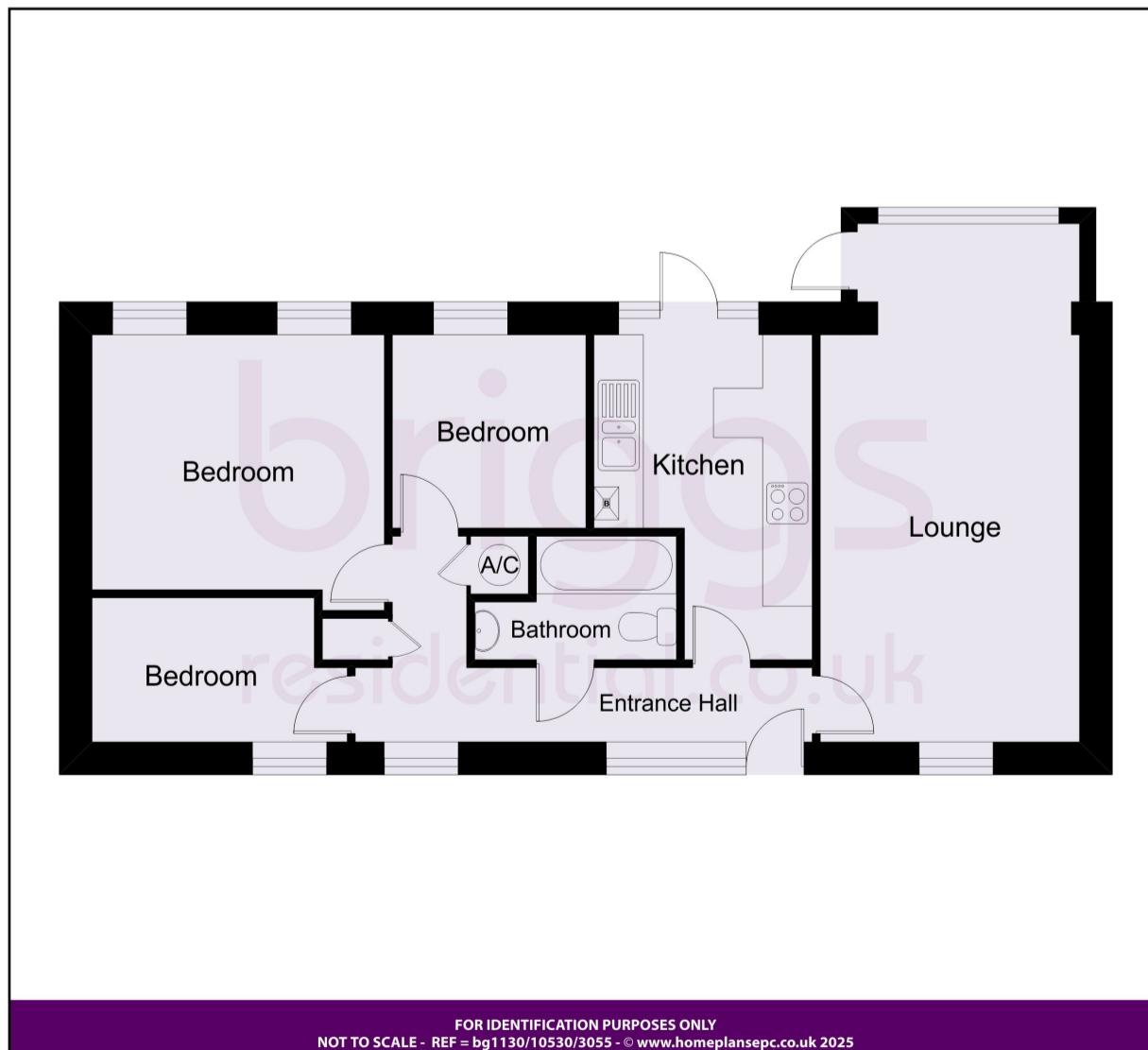
**OUTSIDE**

The property has a garage at the end of Old Priory Farm and an additional parking space to the side.

The rear westerly-facing garden, which is mainly laid to lawn and enclosed by mature shrubs and fencing, has a patio area, paving and stunning views over Priory church.

EPC RATING: C

COUNCIL TAX BAND: B (SKDC)



These particulars do not constitute part or all of an offer or contract. The measurements and details are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck the measurements before committing to any expense. Briggs Residential have not tested any apparatus, equipment, services, fixtures or fittings and it is in the buyers interest to check the working condition of appliances. Briggs Residential have not sought to verify the legal title or structure of the property and suggest buyers obtain such verification from their solicitors.