

OPENING HOURS



HOLM COTTAGE, 17 TALLINGTON ROAD, BARHOLM
PE9 4RE

FIXED PRICE £265,000

FREEHOLD



briggs residential

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Imagine sitting in the private enclosed rear garden overlooking the village church of this gorgeous stone cottage which is situated in one of the areas' most sought-after locations and surrounded by open countryside. This two bedroom home has a wealth of character throughout and is within easy access of Stamford and Market Deeping. Featuring a cosy lounge with exposed beams and stone walls and a farmhouse-style kitchen leading onto a utility room, this property has two double bedrooms to the first floor, bathroom with free-standing roll-top bath and well-kept westerly-facing gardens.

Entrance door opening to

PORCHWAY

With timber-latch door opening through to

LOUNGE 15' x 11'2 (4.57m x 3.40m)

With exposed stone wall and exposed beams to ceiling, this cosy living room features a recessed cast-iron woodburner with display shelving either side, radiator, stairs leading to first floor and window to front elevation.

KITCHEN 15'4 x 7' (4.67m x 2.13m)

A farmhouse-style kitchen with a range of ample wall and base units with built-in appliances, exposed stone wall and beams, Belfast sink unit, plumbing for dishwasher, breakfast area, tiled flooring and latch door leading to

UTILITY ROOM 7'6 x 7'5 (2.29m x 2.26m)

A glazed conservatory-style utility room with plumbing for washing machine, space for tumble dryer, sink unit, work surface, tiled flooring and French doors opening onto the rear garden.

LANDING

With part-panelled doors.

BEDROOM ONE 12'5 x 11'1 (3.78m x 3.38m)

With exposed stone wall and exposed beam to ceiling, this room has exposed wood flooring, recessed wardrobe with hanging rail, electric wall heater and dormer window to front elevation.

BEDROOM TWO 9'4 x 9'2 max (2.84m x 2.79m max)

With exposed wood flooring, recessed airing cupboard, electric wall heater, exposed beam and dormer window to rear elevation.

BATHROOM

Comprising free-standing roll-top bath, wash-hand basin, low flush WC, exposed stone wall, panelling, electric heater and window to rear elevation.

OUTSIDE

A small courtyard garden leads to a brick-built workshop of 10'2 x 9'4 (3.10m x 9'4) which has power and lighting connected. A gate leads through to the fully enclosed private westerly-facing rear garden which is neatly kept to shaped lawn with well-stocked flower borders, fruit tree, timber summerhouse overlooking a gravelled courtyard area and timber shed.

EPC RATING: F

COUNCIL TAX BAND: C (SKDC)



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