



Manthorpe

£450,000



*** CHARACTERFUL COTTAGE IN STUNNING VILLAGE SETTING *** Situated between Bourne & Stamford in the idyllic village of Manthorpe, this beautifully presented cottage offers a wealth of character and versatile accommodation. The downstairs bedroom offers potential for a variety of uses including a possible annex, home business or office space (STPP). You enter the property via a generous porch which doubles as a boot room with ample storage and a vaulted ceiling and exposed beams. This leads into the bright living room with the beautiful inglenook fireplace and log burner giving a warm and cosy feel to the room. The dining room is an ample space with a feature brick fireplace and French doors to the superbly kept garden and through to the kitchen which has been designed to make the best use of the space with integrated appliances and a pantry cupboard. Additionally, downstairs is the third bedroom and shower room. With access from both inside the property and via a separate front door, this room could offer a choice of uses. Upstairs are two good sized bedrooms, a box room and a family bathroom, all of which are in line with the excellent condition of the rest of the property. Externally, the large plot offers ample off road parking to the front, a double garage and a sunny, westerly aspect rear garden which enjoys village views. Sunnyside Cottage is a very special property given it's age and how unique it is. Viewing is highly recommended to appreciate the location, plot and accommodation on offer. EPC Energy rating - F / Council Tax Band - D.