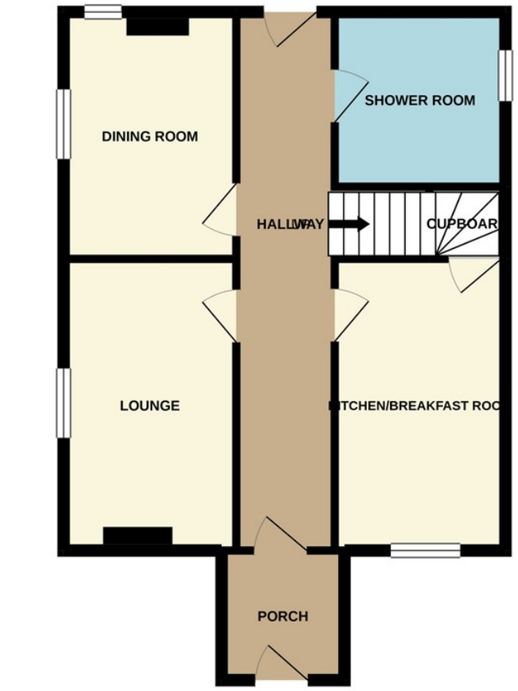

The Miller's Cottage, Newstead, Stamford PE9 4TF £395,000

*** GRADE II LISTED COTTAGE *** "Offers are invited in excess of £395,000 for this lovely cottage set in a private, managed estate in the grounds of the old Newstead Mill, with a working water wheel in the Mill building and access to the historic estate. Overlooking the Lincolnshire countryside, on the outskirts of Stamford, the cottage is approximately 1 mile from the town centre. This unique property benefits from a private drive and spacious accommodation throughout in a peaceful and relaxing environment. The stone cottage comprises of entrance porch leading to inner hall, two reception, (dining room and lounge), kitchen/breakfast and a good size downstairs shower room. The stairs lead to a light and airy landing with three genuine double bedrooms, A spacious bathroom which features a roll top bath. Outside there is a separate private walled garden, allocated parking to the front of the garage plus visitors parking to the side. To fully appreciate this beautiful cottage, viewing is highly recommended. EPC Energy Rating - D".

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SOLID WOOD ENTRANCE DOOR TO:

ENTRANCE HALL
Glazed door to the front. Wooden flooring, radiator, stairs to first floor accommodation. Door to rear.

LOUNGE
13' 11" x 11' 8" (4.24m x 3.56m) (approx) Fireplace, radiator, wooden flooring. Window to the front.

DINING ROOM
11' 8" x 8' 1" (3.56m x 2.46m) (approx) Two radiators, wooden flooring. Window to the front.

KITCHEN / BREAKFAST ROOM
13' 10" x 8' 1" (4.22m x 2.46m) (approx) Fitted with eye level and base units with worktop over. Stainless steel sink unit. Range cooker with stainless steel extractor hood over. Plumbing for washing machine. Space for fridge / freezer. Space and plumbing for dishwasher. Tiled floor, under stair cupboard. Window to the side.

SHOWER ROOM
Fitted with a three piece suite comprising double shower cubicle, wash hand basin and WC. Part tiled, heated towel rail. Window to the rear.

LANDING
Loft access. Window to the rear.

BEDROOM ONE
13' 11" x 11' 8" (4.24m x 3.56m) (approx) Window to the front. Single radiator, built in wardrobe.

BEDROOM TWO
11' 11" x 10' 7" (3.63m x 3.23m) (approx) Window to the side. Single radiator.

BEDROOM THREE
11' 8" x 10' 7" (3.56m x 3.23m) (approx) Window to the front. Single radiator.

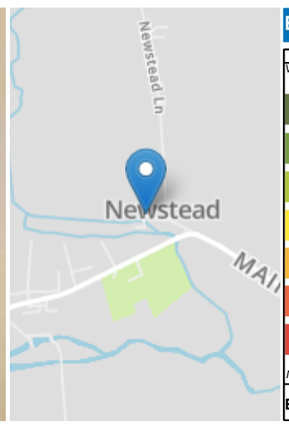
BATHROOM
Fitted with a three piece suite comprising roll top bath, wash hand basin with mixer tap and low level WC. Tiled floor, rear boiler cupboard. Half tiled wall.

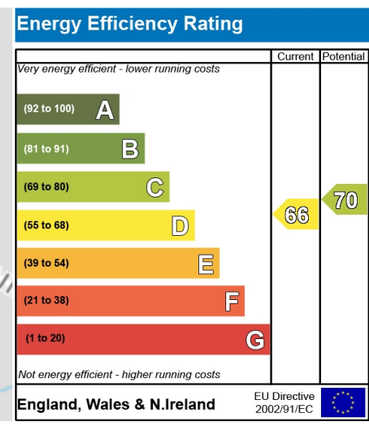
GARAGE
With additional parking for one vehicle. Visitor's spaces available for additional vehicles.

OUTSIDE
To the front the garden laid to lawn. A separate rear garden is set across from the property - with a lockable access.

AGENTS NOTE:
The floorplan is for illustrative purposes only. Fixtures and fittings do not represent the current state of the property. Not to scale and is meant as a guide only.

AGENTS NOTE 2:
The estate management charge is £56 per month.





Property details herein do not form part or all of an offer or contract. Any measurements included are for guidance only and, as such, must not be used for the purchase of carpets or fitted furniture etc. We have not tested any apparatus, equipment, fixtures or services; neither have we confirmed or verified the legal title of the property. All prospective purchasers must satisfy themselves as to the correctness and accuracy of such details provided by us. We accept no liability for any existing or future defects relating to any property. Any plans shown are not to scale and are meant as a guide only.

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