



NEWTON
FALLOWELL

Mill Lane,
Tickencote, Rutland, PE9 4AE

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GUIDE PRICE £375,000 - £390,000
Freehold

Charming two-bedroom barn conversion renovated to a high level and situated in the quaint Hamlet of Tickencote. This lovely property boasts an open plan living space with modern kitchen, two well balanced double bedrooms, two bathrooms, ample off-road parking and a generous garden.

This attractive stone-built home has been thoughtfully designed and converted, still showcasing its beautiful stone walls, high part pitched ceilings and its overall character. The properties interesting layout comprises a large L shaped open plan living /dining kitchen, two double bedrooms, and two bathrooms.

The open plan living space features an abundance of natural light thanks to a run of bi folding doors. The kitchen features an array of modern units, integrated appliances and granite worktops. Both bathrooms are new with three-piece units, a free-standing bath and a walk-in shower with glass screen. Bedroom one has a lovely view out onto the garden through the French doors and two built in wardrobes.

Outside you are greeted by a large, gravelled driveway which offers ample off-road parking for up to four vehicles. The garden is all enclosed and private featuring a generous lawn with mature borders and enclosed by a stone wall.



Living Room

24'3 x 9'1 (7.39m x 2.77m)

Kitchen

25'2 x 7'6 (7.67m x 2.29m)

Bedroom One

13'1 x 10'9 (3.99m x 3.28m)

Shower Room

6 x 4'8 (1.83m x 1.42m)

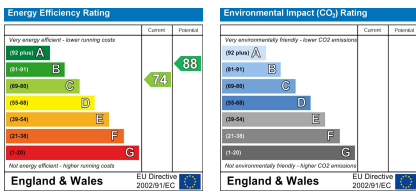
Bedroom Two

17'5 x 9'1 narrowing to 3 (5.31m x 2.77m
narrowing to 0.91m)

En-Suite

6'4 x 5'6 (1.93m x 1.68m)





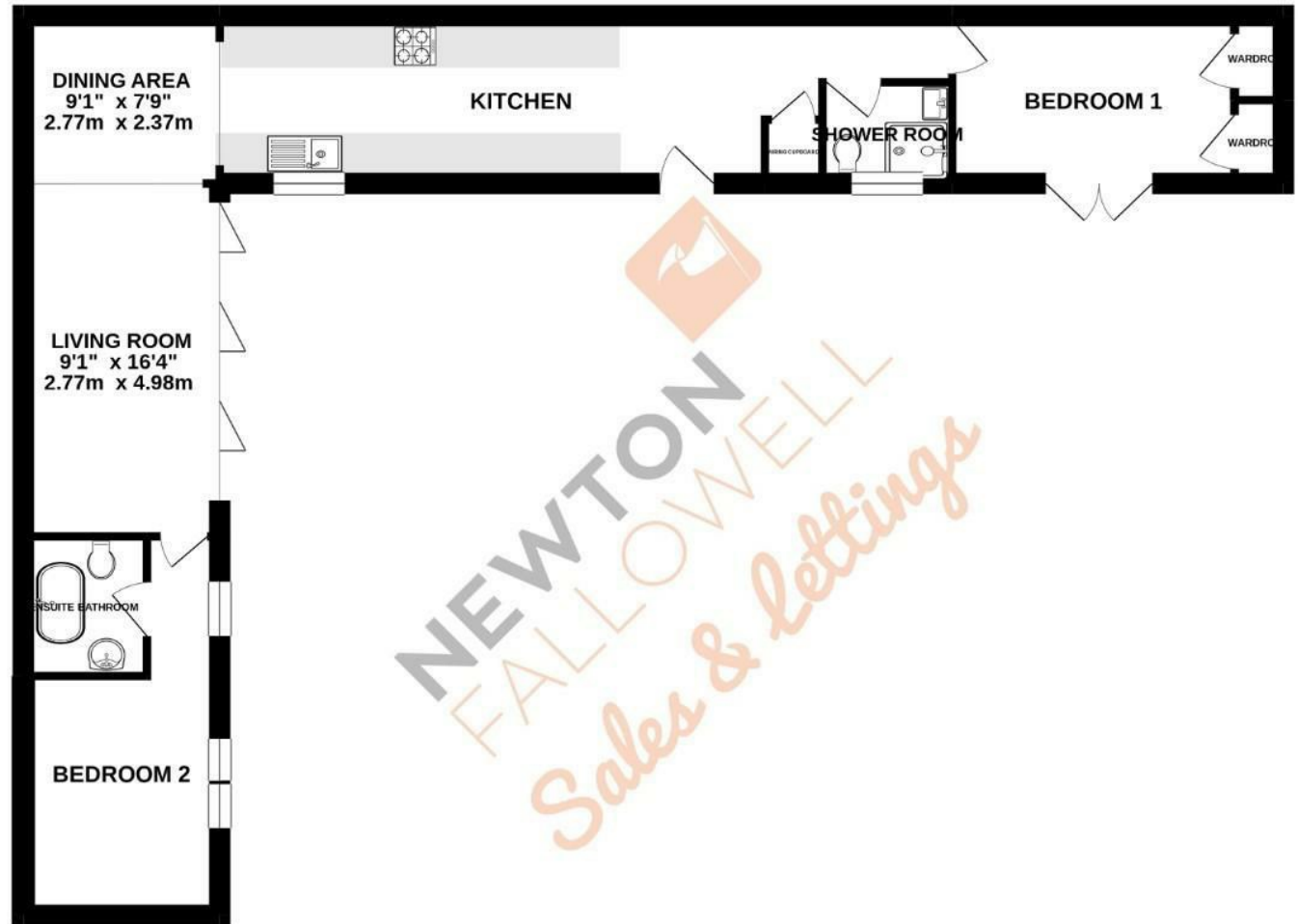
GROUND FLOOR 760 sq.ft. (70.6 sq.m.) approx.

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TOTAL FLOOR AREA : 760 sq.ft. (70.6 sq.m.) approx.

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