



## 7 High Street, Collyweston, Northamptonshire, PE9 3PW

| Energy Efficiency Rating                    |                         |
|---|-------------------------|
|   | Potential               |
| Very energy efficient - lower running costs |                         |
| (92 plus) <b>A</b>                          |                         |
| (81-91) <b>B</b>                            |                         |
| (69-80) <b>C</b>                            |                         |
| (55-68) <b>D</b>                            |                         |
| (39-54) <b>E</b>                            |                         |
| (21-38) <b>F</b>                            | <b>38</b>               |
| (1-20) <b>G</b>                             |                         |
| Not energy efficient - higher running costs |                         |
| <b>England &amp; Wales</b>                  | EU Directive 2002/91/EC |

| Environmental Impact (CO <sub>2</sub> ) Rating                  |                         |
|---|-------------------------|
|   | Potential               |
| Very environmentally friendly - lower CO <sub>2</sub> emissions |                         |
| (92 plus) <b>A</b>  |                         |
| (81-91) <b>B</b>  |                         |
| (69-80) <b>C</b>  |                         |
| (55-68) <b>D</b>  |                         |
| (39-54) <b>E</b>  |                         |
| (21-38) <b>F</b>  |                         |
| (1-20) <b>G</b>   |                         |
| Not environmentally friendly - higher CO <sub>2</sub> emissions |                         |
| <b>England &amp; Wales</b>                                      | EU Directive 2002/91/EC |

Set in the popular village of Collyweston, this character stone home provides versatile accommodation that includes three reception rooms, three/four bedrooms, two en-suites and a cellar. The property comes with many original features, including exposed beams, stone walls and fireplace with multi-fuel burner.

There are church views to the front and views over the Welland Valley from the first floor. The bedrooms are set at either end of the property, with the Master and the fourth bedroom, along with the family bathroom at one end. The second bedroom and en-suite are accessed via a separate staircase from the family room to the rear.

The accommodation comprises: - Entrance hall, sitting room with storage cupboards, kitchen diner, cellar, utility, rear entrance hall, family room, bedroom three/study with en-suite, Master bedroom, bedroom two with en-suite, a fourth single bedroom and a family bathroom.

To the side of the property is an enclosed west facing courtyard garden that leads to the gravel off street parking at the rear.

The village of Collyweston comes with a community shop, public house, provides easy access to the local countryside, the market town of Stamford and A1.

NO CHAIN

**Asking price £425,000 Freehold**

The particulars are set out as a general outline only for the guidance of intended purchasers or lessees, and do not constitute, any part of a contract. Nothing in these particulars shall be deemed to be a statement that the property is in good structural condition or otherwise nor that any of the services, appliances, equipment or facilities are in good working order. Purchasers should satisfy themselves of this prior to purchasing.

- Character stone cottage
- Three reception rooms & a cellar
- Spacious kitchen diner
- West facing courtyard garden
- Church views to the front

- Versatile accommodation
- Three/four bedrooms, two en-suites & a family bathroom
- Views from the first floor over the Wellend valley
- Off street parking to the rear
- NO CHAIN, EPC - F, Council Tax Band - C



**ACCOMMODATION:**

**Entrance Hall**

**Sitting Room**  
4.78m x 4.75m (15'8 x 15'7)

**Kitchen Diner**  
9.27m x 3.20m (30'5 x 10'6)

**Bedroom Three/Study**  
4.45m x 3.45m (14'7 x 11'4)

**En-suite**

**Cellar**  
2.67m x 1.70m (8'9 x 5'7)

**Internal Hallway**

**Utility Room**  
8'10 x 5'5

**Rear Entrance Hall**

**Landing**

**Master Bedroom**  
5.00m x (16'5 x )

**Bedroom Four**  
3.61m x 2.01m (11'10 x 6'7)

**Family Bathroom**

**Landing**

**Bedroom Two**  
3.94m x 3.38m (12'11 x 11'1)

**Shower Room**

**FLOOR PLAN:**



This plan is for illustration purposes only and may not be representative of the property. Plan not to scale.