



Manor Farm High Field Road, Ashton, Stamford, PE9 3BD

A rare opportunity to live in a substantial detached stone farm house set in the picturesque setting of Ashton set just 9 miles from Peterborough Station and less than 6 miles from Stamford.

The accommodation comprises:- entrance hall with stone floor and sitting room with wood burning stove and views over the front garden. The sitting room opens onto a large breakfast kitchen which makes a wonderful open family area. The kitchen is equipped with an oil fired Aga and dishwasher. Also on the ground floor is a family room with wood burning stove, study, utility room and WC.

To the first floor is a master bedroom with a large luxurious en-suite bathroom offering a freestanding bath and over sized shower. There are also three further bedrooms and a family bathroom to be found on the first floor.

The property benefits from a wealth of character features throughout including shutters to principal windows, original doors, fireplaces and beams. Available from 1st June 2021. Pets may be considered.

£2,900 Per calendar month

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			76
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E		44	
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92 plus) A			66
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E		34	
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO ₂ emissions			
England & Wales		EU Directive 2002/91/EC	

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.

- Traditional farm house
- Four bedrooms
- Three reception rooms
- Available 1st June 2021
- EPC- E

- Popular location
- Bathroom and En-suite
- Large kitchen
- Council tax band G



ACCOMMODATION:

Entrance Hall

Sitting Room
4.55m x 4.57m (14'11 x 15'0)

Family Room
4.52m x 4.24m (14'10 x 13'11)

Study
3.05m x 4.34m (10'0 x 14'3)

Kitchen
4.55m x 8.23m (14'11 x 27'0)

Rear Hall/utility

WC

Master Bedroom
4.22m x 4.52m (13'10 x 14'10)

Ensuite
4.22m x 2.97m (13'10 x 9'9)

Bedroom Two
4.22m x 4.55m (13'10 x 14'11)

Bedroom Four
2.72m x 3.51m (8'11 x 11'6)

Family Bathroom
3.51m x 2.34m (11'6 x 7'8)

Bedroom Three
3.43m x 4.52m (11'3 x 14'10)

FLOOR PLAN:

