



THE COTTAGE
THURLBY



Chocolate box charm and quaint, characterful features abound at No. 18 High Street in Thurlby, where, set beneath traditional thatch, The Cottage with its potential-laden barn annexe awaits.

QUINTESSENTIAL COTTAGE CHARM

Dating back to the 17th century, the Grade II listed Elizabethan cottage is peacefully set amongst tranquil gardens in the quintessential country village of Thurlby. Restored in the 1980s, The Cottage and The Barn retain the charm and character of many original features.

Rethatched only six years ago, The Cottage is instantly recognisable amidst the collection of individual and distinct neighbouring homes, courtesy of a brace of elegant thatch finial swans.

Positioned across from the village Methodist Church, pull through the gated entrance and onto the driveway, where there is ample parking alongside a double garage, with a staircase leading to an office area above.





WINE & DINE

Step onto the tiled floor of the entrance hallway, a broad and bright space in which to meet and greet guests. Open the latched door to the right and emerge into the kitchen. Sage green combines with country cream tones in this family friendly kitchen, fitted with a host of modern appliances, including a double oven, gas hob and with space for an American-style fridge freezer.

A room filled with light, the kitchen opens up to a relaxed dining area, with suspended pendant lighting and exposed beams.





Glass bifolding doors partition the kitchen-dining room from the bright and welcoming garden room, where tiling continues underfoot. Natural light flows in through the roof lantern above and a curve of windows overlooking the garden beyond. French doors provide a seamless transition from indoors to out. Spend hazy summer days drifting between garden room and patio, and in winter, huddle up in front of the gas fire.

Returning to the kitchen, peep through to the laundry room, with plumbing for washer-dryer and a sink with water softener and Quooker tap. The separate boot room has access to the side entrance door, alongside a neatly furnished cloakroom with wash basin and lavatory.



ENTERTAIN WITH EASE

Back in the entrance hallway, a wooden door with stained glass feature opens to the characterful sitting room with its deep-set windows, exposed beams and stone walls. Issuing warmth and welcome, a wood-burning stove is set within an enchanting inglenook fireplace. There are two staircases at the home, with the first found at this end of the home.



Two further reception rooms include a cosy family snug, with exposed stone, beams and a log burner set within a stone inglenook, with double doors leading out to the rear garden. Perfect for work, a light-filled home office enjoys views to the garden, continuing the motif of exposed stone and beams, also with an ornamental fireplace and an oak staircase rising to the first floor.

What the owners love:
“It’s a great local community, with plenty of opportunity for dogs walks into the nearby villages.”



Take this second oak staircase up to a bright, large landing, currently used as a dressing room, but which could also serve as a peaceful study.

Open the stained glass, latched door to a timber beamed landing, seamlessly fitted with storage beneath its sloping roofline. Catch a glimpse of garden and fields through the large, light infusing window.

BEDTIME BECKONS

Tudor-esque in its design, the first bedroom is light and airy with exposed beams and a window overlooking the front. Note the quirky shape of the chimney stack as it rises up sharing the fire's warmth with the bedroom.

Another latched doorway leads to a second high-ceilinged bedroom, beam bedecked once more, before arriving at the end of the landing to a third bedroom, with fitted wardrobe and beam laced walls and ceiling.

A family bathroom with bath containing overhead shower, vanity unit wash basin with electric mirror over, lavatory and heated towel radiator offers refreshment and relaxation to all.



Dream big in the principal suite, dressed in muted tones and swimming in light courtesy of dual-aspect windows. Refresh and revive in the en suite wet room with shower, twin wash basins and lavatory.



EXTENSIVE GARDENS

Outside The Cottage, patio and neat gravel borders extend to meet the lush lawn in this sunny, south facing garden. Traditional cottage garden planting fringes the terrace outside the garden room, with nodding hollyhocks and a covered well amongst other herbaceous planting. Explore the different areas of garden, where shelter and shade can be found amongst the mature trees.

At the rear of the garden, grow your own in the vegetable patch, and potter in the sheds. There is also a private terrace, currently featuring an impressive counter-current pool and hot tub.

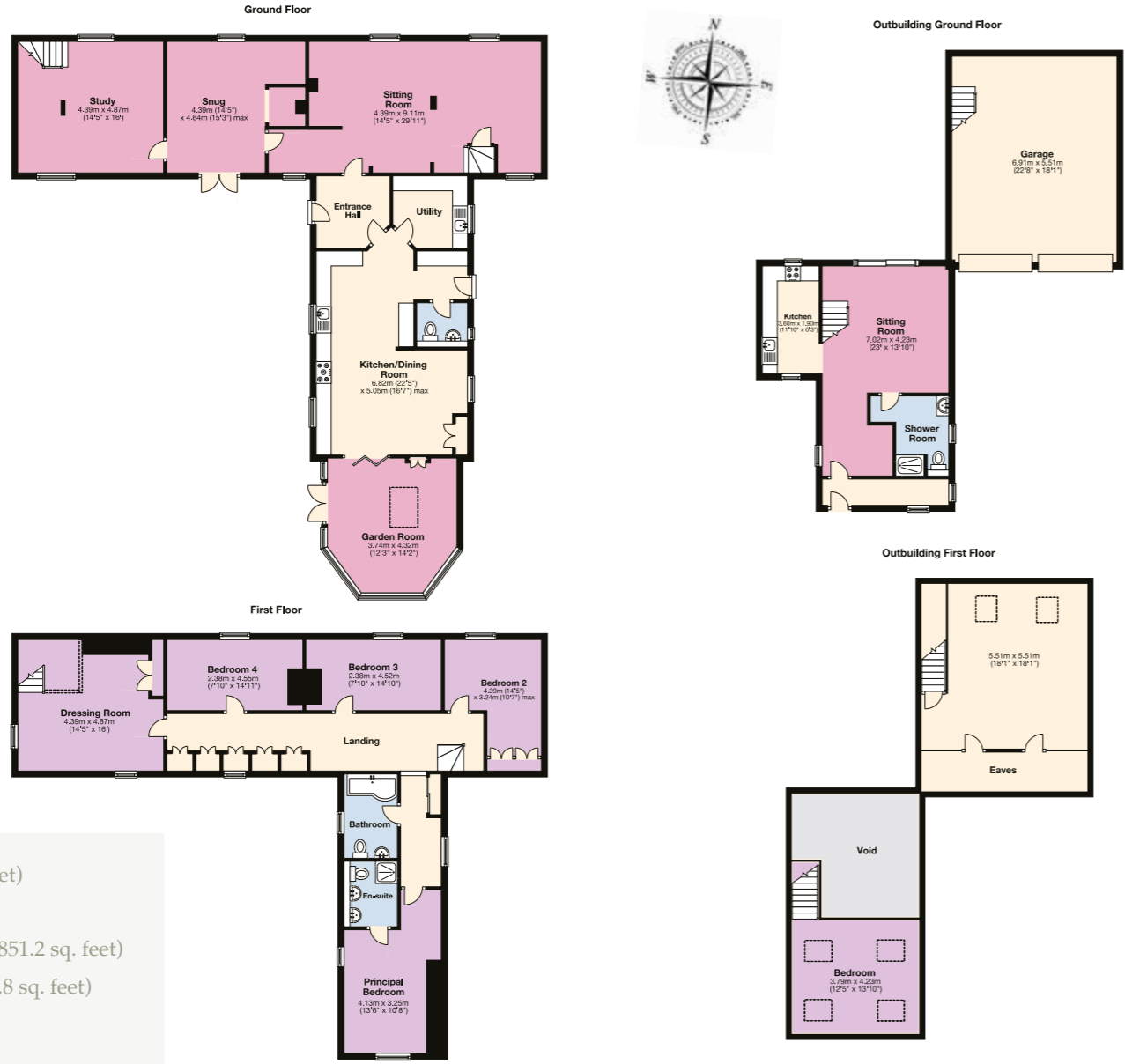
BARNSTORMING...

Brimming with potential, tucked away overlooking the fields is a detached, redbrick, two-storey barn.

Currently configured as a one-bedroom annexe, find the kitchen-sitting room and bathroom on the ground floor with a bedroom on the mezzanine level upstairs. Footings and planning are in place to convert this beautiful barn into a three-bedroom stand-alone dwelling with permission to separate into two properties – perfect for Airbnb or as guest accommodation.

THE FINER DETAILS

Freehold
 Constructed 16th century, since extended
 Grade II listed
 Mains electricity, water and sewage
 Plot approx. 1/3 acre
 South facing garden
 South Kesteven District Council, tax band G, £3,153.45 (2022/23)
 Full planning permission for extension and alteration to barn to create a separate dwelling (#S15/1017)



NOT IN ACTUAL POSITION

Ground Floor: approx. 142.5 sq. metres (1534.0 sq. feet)
 First Floor: approx. 107.4 sq. metres (1155.9 sq. feet)
 Outbuilding Ground Floor: approx. 79.1 sq. metres (851.2 sq. feet)
 Outbuilding First Floor: approx. 71.9 sq. metres (773.8 sq. feet)
 Total area: approx. 400.9 sq. metres (4314.9 sq. feet)

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ON YOUR DOORSTEP

Across the road, fitness classes are run at the Methodist Church, whilst Thurlby itself hosts a range of amenities including the village primary school, a vets, Post Office, park and you'll be guaranteed a warm welcome in the popular village pub 'The Horseshoe'. Why not treat yourself to a drink and a home-cooked meal there after enjoying a walk around the local countryside?

Less than three miles away is the market town of Bourne, home to the well-reputed Bourne Grammar School. Further afield, Stamford with its host of independent schools, shops, boutiques, bars and restaurants is a mere ten miles from Thurlby.

Soak up the culture at Burghley House and gardens, enjoy watersports at nearby Tallington Lakes, or visit the historic Grimsthorpe Castle. There is so much to experience within easy reach of The Cottage.

Commute with ease from Peterborough – whose excellent mainline rail connections are only 14 miles away.

LOCAL DISTANCES

- Bourne 3 miles (7 minutes)**
- Stamford 9 miles (21 minutes)**
- Peterborough 14 miles (27 minutes)**
- Spalding 16 miles (28 minutes)**
- Grantham 24 miles (38 minutes)**



The Cottage and The Barn, 18 High Street, Thurlby, PE10 0EE



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