

WEST COTTAGE

— BOURNE —

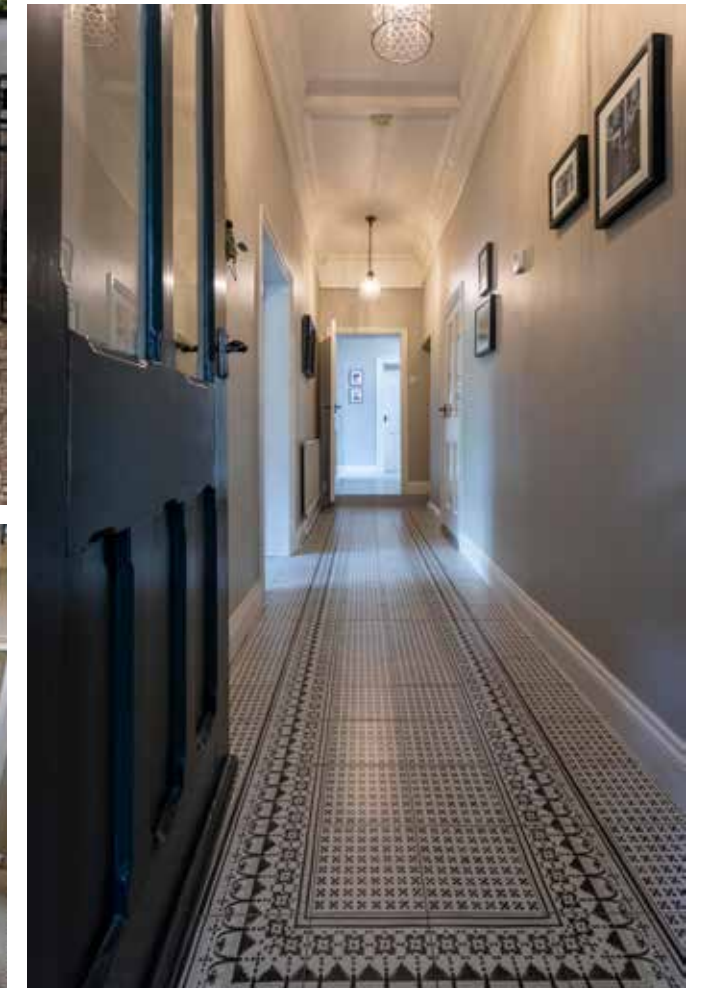
Searching for a spacious home with great curb appeal? Kerb appeal and curve appeal combine at West Cottage, a 1900s bow fronted home in the beautiful market town of Bourne.

PERIOD GLAMOUR

Pull onto the in-and-out driveway, where there is ample parking on the gravel and in the garage, while mature trees, including an ash tree and a lime tree, provide a verdant courtyard feel.

Make your way to the handsome period front door, where a fanlight draws light through into the porch. Wooden flooring extends underfoot with classic slate grey walls and crisp white cornicing above.

Emerging into the entrance hallway, high ceilings reveal the antiquity of the home, edged in ornate, patterned coving. Traditional tiling harmonises with the soft putty shades to the walls, whilst wide, detailed architraves to the doors add a sense of formality and occasion. Light flourishes through from the tall sash window onto the elegant staircase above.



MAKING MEMORIES

Entertain family and friends in the first reception room, where a crackling open fire adds ambience from within its impressive stone surround. The room is imbued with period character thanks to the decorative motif to the walls and cornicing, and an attractive ceiling rose. Spacious and bright, light pours in through the bountiful bow window to the front.



Relax and unwind in the spacious drawing room, where another open fire issues warmth and welcome, inset within a feature charcoal grey surround. Bay and sash windows retain a constant connection to the

wraparound garden to three sides, adding an airy lightness to the room, amplified by the high ceilings. Each room is enriched by the enchanting period plasterwork.





HEART OF THE HOME

Wine and dine in comfort and style in the large, recently remodelled, kitchen-diner at the end of the hallway. A centrally positioned dining table will be the perfect match to the country-style cabinetry and inglenook, in which a large oil-fired Aga is inset, while a Belfast sink is ideally positioned to enjoy views of the garden. The kitchen is served by a spacious, walk-in pantry.

Flowing off the kitchen is an enviably large laundry room, so spacious it also serves as a gym, with views and access out to the garden.



DINE IN STYLE

An inner hallway follows the tiling pattern of the entrance hallway, passing a guest cloakroom before reaching the charming, atmospheric dining room on the right, completed by another open fire with redbrick surround. The triple aspect, box bay window looks out over the sunny garden and is the ideal room in which to entertain guests.





BEDTIME BECKONS

Ascend the grand staircase to the first-floor landing, to discover six sumptuous double bedrooms, a large walk-in shower room and a recently fitted, large family bathroom – the perfect place to retreat at the end of a long day.





YOUR PRIVATE SANCTUARY

Nestled within the upper bow window and brimming with light, the principal suite is a capacious space, with high ceiling, ample space for freestanding furniture and its own en suite lavatory.

What the owners love:

“We love the town centre location, with the greenery of the park across the road. It’s an amazing house for hosting and enjoying family living.”



OUTDOOR ENTERTAINING

Wraparound gardens allow you to follow the sun, with lush green lawn to the front edged in borders brimming with planting. Mature trees add a sense of screening and privacy, including a stunning cherry blossom tree, bursting with pink blooms in springtime.

Entertain al fresco on the large stone-paved patio. There is plenty of space for a hot tub alongside an outdoor bar, built by the current owners.

To the front, take a closer look at the outbuildings with garage, believed to previously have existed as ‘The West Cottage’. Ripe with potential, consider converting this outbuilding into annexe accommodation for relatives or even as Airbnb.

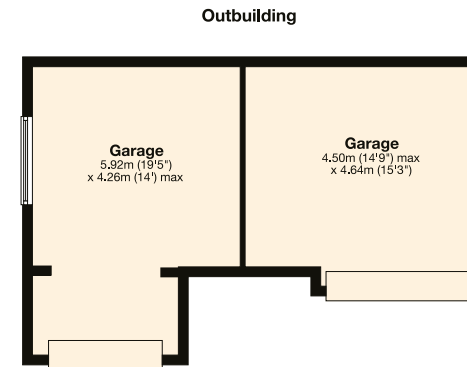
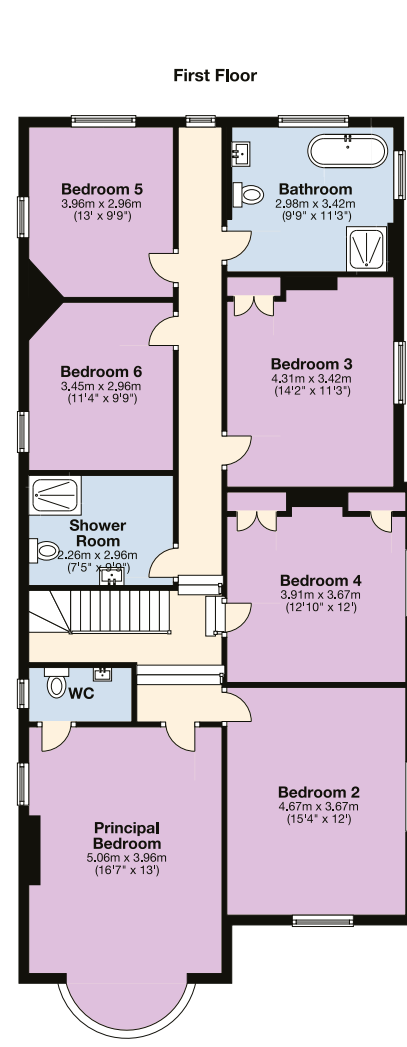
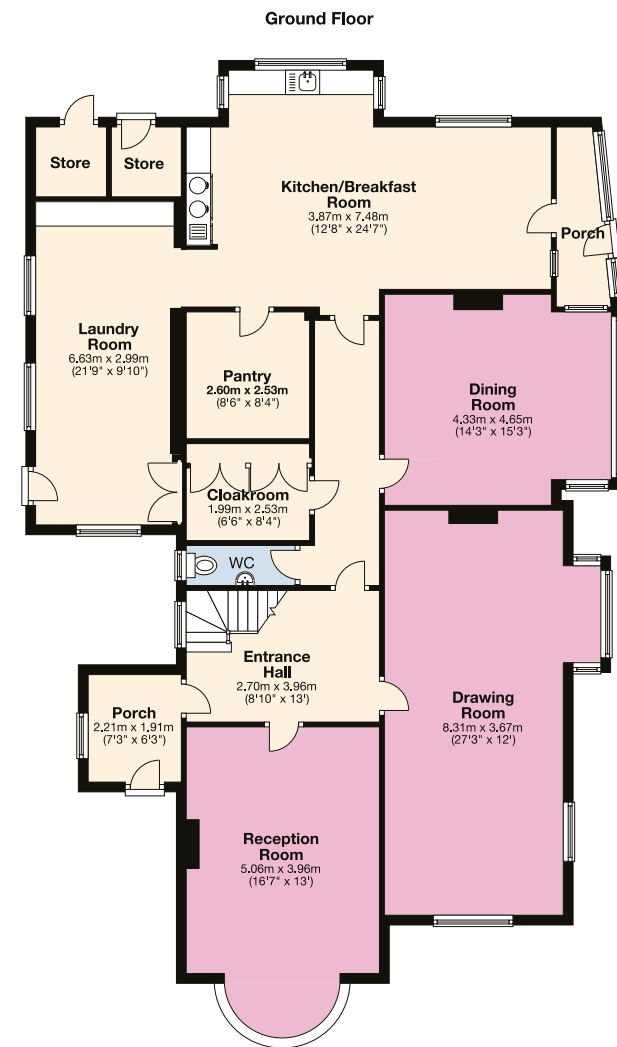


THE FINER DETAILS

Freehold
 Detached
 Constructed c.1900
 Plot approx. 0.34 acre
 Gas central heating

Oil-fired Aga
 Mains electricity, water and sewage
 SKDC, tax band F
 EPC rating E

Ground Floor: approx. 171.4 sq. metres (1845.2 sq. feet)
 First Floor: approx. 128.6 sq. metres (1384.1 sq. feet)
 Outbuilding: approx. 43.6 sq. metres (469.2 sq. feet)
 Total area: approx. 343.6 sq. metres (3698.5 sq. feet)



NOT IN ACTUAL POSITION



NEAR AND FAR

Comfort and convenience lie on the doorstep, with West Cottage perfectly positioned in the centre of Bourne and just across the road from the Wellhead Park.

The Anglo Saxon market town of Bourne is steeped in history. Built around a series of natural springs, Bourne has a lush and verdant feel, home to stunning woodland (perfect for walks) and the Wellhead and Bourne Memorial Gardens, open to visitors daily.

Rich in history, pay a visit to Bourne Abbey, one of a number of heritage buildings, alongside over 70 listed buildings including the Red Hall, the old railway station and the old town hall.

Enjoy a walk through the atmospheric ancient groves of Bourne Woods, browse the shops, pop into the local pubs or dine out at the selection of restaurants in the town centre. In the summer months, spend the day at the outdoor swimming pool within the Abbey Lawns.

Families are well served by Bourne Grammar alongside a number of primary schools including Bourne Westfield, Bourne Elsea Park C of E Primary and Bourne Abbey C of E Primary Academy. For independent schooling, families have a wealth of options, including Witham Hall School and the Stamford Endowed Schools.

Commute with ease – regular buses run to Peterborough Railway Station, for links into London. Leisure facilities are also in abundance at Bourne, with a sports centre, Cricket Club and Football Club.

LOCAL INFORMATION

- Witham on the Hill 4.5 miles (9 minutes)
- Stamford 11 miles (23 minutes)
- Spalding 12 miles (23 minutes)
- Peterborough 16 miles (31 minutes)
- Grantham 21 miles (35 minutes)

Pelham James use all reasonable endeavours to supply accurate property information in line with the Consumer Protection from Unfair Trading Regulations 2008. These property details do not constitute any part of the offer or contract and all measurements are approximate. The matters in these particulars should be independently verified by prospective buyers. It should not be assumed that this property has all the necessary planning, building regulation or other consents. Any services, appliances and heating system(s) listed have not been checked or tested. Purchasers should make their own enquiries to the relevant authorities regarding the connection of any service. No person in the employment of Pelham James has any authority to make or give any representations or warranty whatever in relation to this property or these particulars or enter into any contract relating to this property on behalf of the vendor.



West Cottage, 2 West Road, Bourne, Lincolnshire PE10 9PS



To view please call the team on
01780 437 360 | team@pelhamjames.co.uk | pelhamjames.co.uk

