



April Cottage, Southorpe

Welcome to this charming stone-built cottage, nestled in the highly sought-after rural village of Southorpe. This beautiful home exudes character with original period features, including rustic beams, a cozy log-burner, and an Aga oven. The property offers a spacious driveway and a picturesque rear garden that opens up to stunning views of the surrounding fields.



FEATURES

- Stone Built Cottage In A Sought-After Location
- Charming Character
- Country-Style Kitchen
- Versatile Garden Room
- Private Upstairs Bedrooms
- Stunning Rear Garden
- Excellent Connectivity and Amenities
- NB: floor plan reflects alterations which will be completed by end October 2024



Accommodation comprises;

Entrance hall with access into the living room featuring a large log-burner and traditional sash windows overlooking the driveway. This room also provides access to the three bedrooms and the main bathroom upstairs.

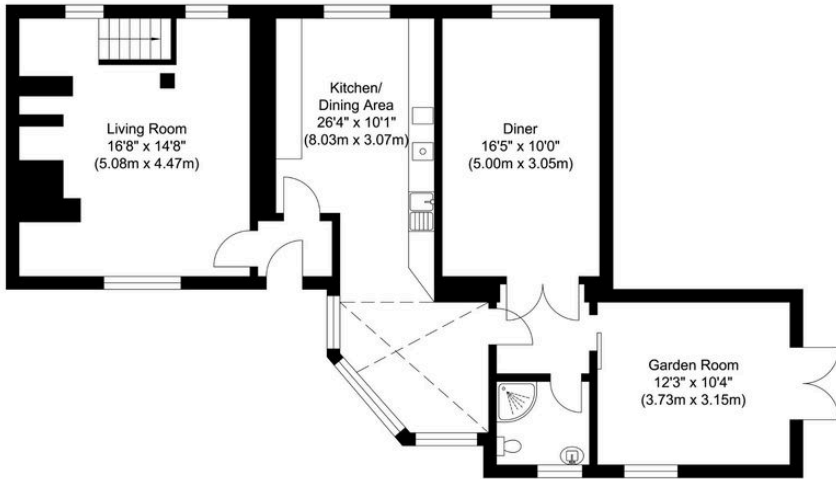
A charming country-style Kitchen/breakfast room equipped with an Aga oven, separate oven, and hob. Ample storage is provided by both eye-level and base units.

Spacious dining room, downstairs shower room and Garden Room / Snug / Bedroom 4 with double doors leading to the rear garden which showcases the home's rustic beams.

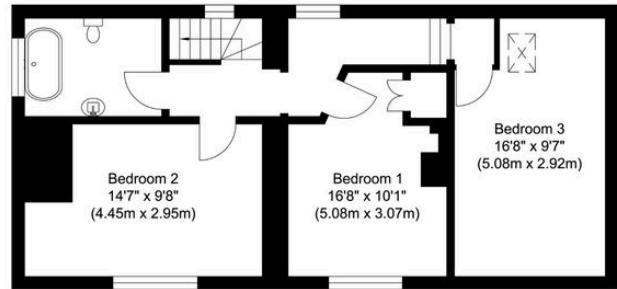
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Ground Floor
Approximate Floor Area
918.05 sq. ft
(85.29 sq. m)



First Floor
Approximate Floor Area
604.93 sq. ft
(56.20 sq. m)

Illustration for identification purposes only, measurements are approximate, not to scale.



To the first floor is a large double bedroom complete with fitted wardrobes plus two further double bedrooms. A family bathroom features a classic roll-top bath with mixer tap, WC, and sink, perfect for relaxation.

The expansive rear garden combines lush grass and gravel areas, with ample parking available via the stone entrance driveway. The garden also includes a built-in shed for log storage and offers breath-taking views of the countryside.

Southorpe is a popular village within close proximity to the market town of Stamford and city of Peterborough, with mainline trains to London in approximately one hour. The village is 1.5 miles from Barnack which has a well-regarded primary school, pub, village hall, cricket and bowls club, Church, a shop/post office and Hills and Holes National Nature Reserve. Nearby Ufford also has a well-regarded pub and a Church. The area is well served for schools and alongside Barnack Primary School, there is Copthill at Uffington, Arthur Mellows at Glinton, the Stamford Endowed Schools, Uppingham, Oakham and Oundle Schools. Specific local places of interest include Burghley House, Rutland Water (with land and water based activities) and Tallington Lakes.

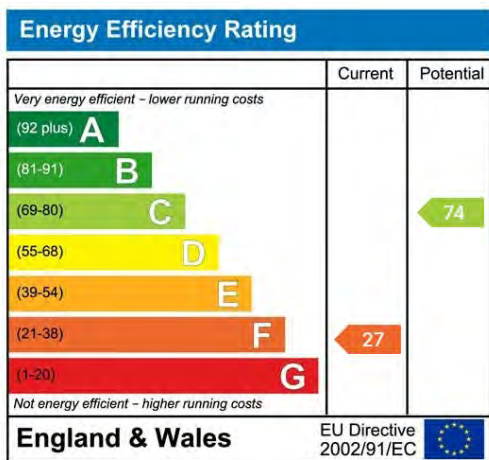
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