



## Sixpenny Cottage

Farthings Fold | Hanthorpe | Bourne | Lincolnshire | PE10

FINE & COUNTRY



# KEY FEATURES

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- A Modern Village Home, Situated in a Small Private Development
- Located in the Picturesque Hamlet of Hanthorpe, Only 3 miles from Bourne
- Double Reception Room, Snug / Study, Dining room, Kitchen / Breakfast Room
- Master Bedroom with En Suite, Further Three Bedrooms and a Family Bathroom
- Double Garage Incorporating a Workshop and Ample Off Road Parking
- Attractive Manageable Landscaped Rear Garden with Feature Pond
- Total Accommodation Extends to Approximately 1678 Sq. Ft.





# Seller Insight

*“When my husband and I first viewed the property, as we approached down the private road, I pointed out the house in the corner and said ‘I hope it’s that one’ and it was! It was love at first sight - as soon as we walked inside and saw the beautiful big lounge with the inglenook fireplace we knew we had to have it. And we would have stayed forever but now it is just me, I feel I need somewhere a little smaller and closer to my family.”*

*“The lounge is triple aspect with some nice trees and shrubs visible to the side, and French doors onto the patio and garden at the back. The floor has beautiful flagstones on which we have laid rugs; it is very warm and cosy and full of character with the brick inglenook and the log-burner. In summer, we make use of an electrically operated awning over the French doors and patio - the fabric replaced with brand new last autumn – which creates the perfect shade when it’s too hot to sit in the sun.”*

*“The kitchen also has French doors onto the garden, at the dining end. We have a formal, dual aspect, dining room as well. The kitchen is a quality one with solid granite worktops and oak units that I recently had professionally painted in Farrow & Ball’s Elephant’s Breath - a soft, warm grey. There is an integrated, eye-level, double oven with a grill, an induction hob which is fantastic, and an integrated dishwasher and fridge. I have a free-standing fridge freezer in the utility where there are some fitted units with a very useful butler sink and space for a washing machine.”*

*“The garden had no grass when we came here so we laid the lawn and have created different areas with some veg beds at the bottom beside the timber garden shed. It’s such a colourful garden in spring and summer, not overlooked, and the pond is home to maybe 25 goldfish of varying sizes as they keep breeding! If the new owner of the property doesn’t want them, I know someone who would take them.”*

*“It’s no more than a 10 minute walk to the Co-op supermarket on the corner and on the other side of the main road there is a general store and a post office that is a newsagent.”*

*“We live on an unadopted private road where the few houses are all well-spaced apart. The neighbours are absolutely wonderful and I am really going to miss them! Whenever there has been a crisis, they have always been there to help.”*













A delightful, characterful, 4 bedroom house sits down a private lane that serves only a few houses in the South Lincolnshire village of Hanthorpe. It is rare for houses in this particular location to come on the market and although rural, it is close to the A15, the market town of Bourne is only a few minutes' drive, the A1 about 15 minutes, beautiful Stamford 20 to 25 minutes and the city of Peterborough with its fast direct trains to London, about half an hour. The spacious dwelling with a private garden, generous drive and double garage combined with excellent schools in the area, state and private, make this a wonderful family home.

Beautifully constructed in 1994 in old bricks that form pretty detailing along the external walls and become a feature within, the property has been much loved and well maintained by its second owners who have lived here for the last 15 years. A light and spacious property approached from a private road onto a large, gravelled drive that has room to park about 8

cars, a separate double garage stands to the right. The very attractive house with its dormer windows and terracotta pantile roof has a front entrance hall which leads to an over 21 foot long, triple aspect living room to one side, a snug, study/home office or playroom directly ahead and, to the other side, a downstairs WC, a dual aspect dining room and the kitchen breakfast room at the back overlooking the garden with a utility room beyond. Rooms are all good sizes and ceilings are high enhancing the feeling of space whilst the quality of this traditional build is further affirmed by its double-glazed, timber-framed windows.

The kitchen is over 18 foot long providing room for a dining table at one end where French doors open onto the garden making it ideal in the warmer months for a lovely connection with the outside. Quality units with granite tops line the walls offering plenty of storage and with a number of integrated appliances such as ovens, induction hob, a fridge

and a dishwasher. The floor is laid with terracotta pampments that complement the slightly rustic character of the house. A utility room leads off the end of the kitchen which has some fitted units, a butler sink and space and plumbing for a washing machine. A door opens onto the back garden.

Stairs from the hall rise up to a galleried landing where dormer windows overlook the front and back and sloping ceilings add to the property's character. The principal bedroom is a generous size, so too its en suite which is fully fitted with a built-in shower, a bath, a pedestal washbasin, a bidet and a WC, and is completely tiled right up to the ceiling. The family bathroom contains a small, fitted bath with a shower over, a washbasin and WC. All the bedrooms are doubles and three have fitted wardrobes. Further storage is in the airing cupboard and in the loft, accessed from the landing. This has a retractable pull-down ladder, electric lighting and is boarded out and fully insulated.













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Divided into different areas of lawn, gravel and paving, the garden is fully enclosed and dog-proof, and very private. With a number of evergreen shrubs, small trees and dwarf hedges that provide structure in winter, it is a riot of colour in the summer and features a pond full of fish with a pretty, ornamental bridge. For those wanting to 'grow their own', a fenced off area contains some vegetable beds beside a timber tool shed.

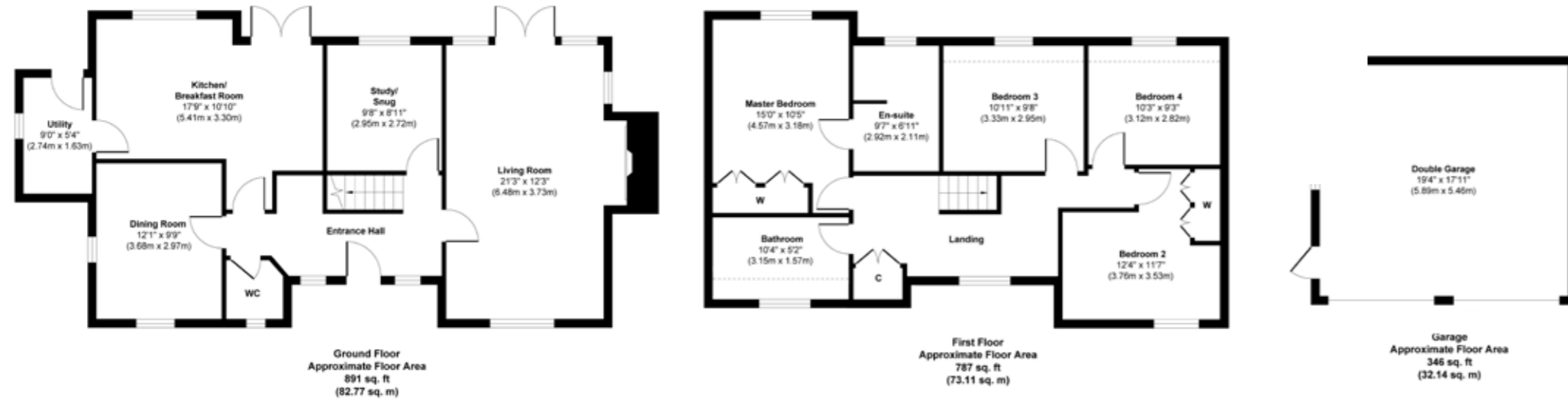
The location is most convenient for a quiet lifestyle but with easy access to towns and cities. The A15 bisects the two connected villages of Hanthorpe and Morton, the latter on the edge of the fen, the former on the upland side which gives way to undulating countryside to the west. Bourne is only 2 miles south where the co-educational state grammar school is rated Outstanding by Ofsted, Spalding about 10 miles east has the state grammar schools, the High School (for girls) rated Outstanding and Spalding Grammar (for boys) rated Good, as well as a private prep school, Ayscoughfee Hall. The prep school Witham Hall is very nearby, Stamford has excellent private schools and the neighbouring villages and Bourne offer a wide selection of good primary schools.

The A1 is about a 15 minute drive to the west and Peterborough station is about 30 minutes south where fast trains to London Kings Cross take around 45 minutes making this a perfectly feasible location for a commuter.

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**Approx. Gross Internal Floor Area 2024 sq. ft / 188.02 sq. m (Including Garage)**  
**Approx. Gross Internal Floor Area 1678 sq. ft / 155.88 sq. m (Excluding Garage)**  
 Illustration for identification purposes only, measurements are approximate, not to scale.  
 Produced by Elements Property



**LOCAL AUTHORITY:** South Kesteven District Council

**SERVICES:** Mains Electricity, Water, Drainage and Gas Central Heating

**Council Tax Band:** F

**TENURE:** Freehold

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We would also point out that we have not tested any of the appliances and purchasers should make their own enquiries to the relevant authorities regarding the connection of any services.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	72   c	78   c
55-68	D		
39-54	E		
21-38	F		
1-20	G		

**Agents notes:**  
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## LOCATION

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