



The Cedars

Church Street | Market Deeping | Lincolnshire | PE6

FINE & COUNTRY

KEY FEATURES

- A Refurbished Double Fronted Grade II Listed Stone Townhouse
- Stylishly Presented Fusing Modern and Traditional Architectural Features
- Front Entrance Hallway, Side Inner Hallway, Spacious Cloakroom / Utility Room
- Drawing Room, Sitting Room, Snug, Kitchen with Central Island and Garden Room
- Principal Bedroom with Large Dressing Room and a Luxurious En Suite Bathroom
- Further Five Double Bedrooms Over Two Floors and a Family Bathroom
- Electric Entrance Double Gates, Double Car Port, Ample Off-Road Parking
- Approximately 2/3 of an Acre Plot with Large Lawn, a Variety of Trees and a Garden Bar
- Total Accommodation Extends to Approximately 3177 Sq.Ft.

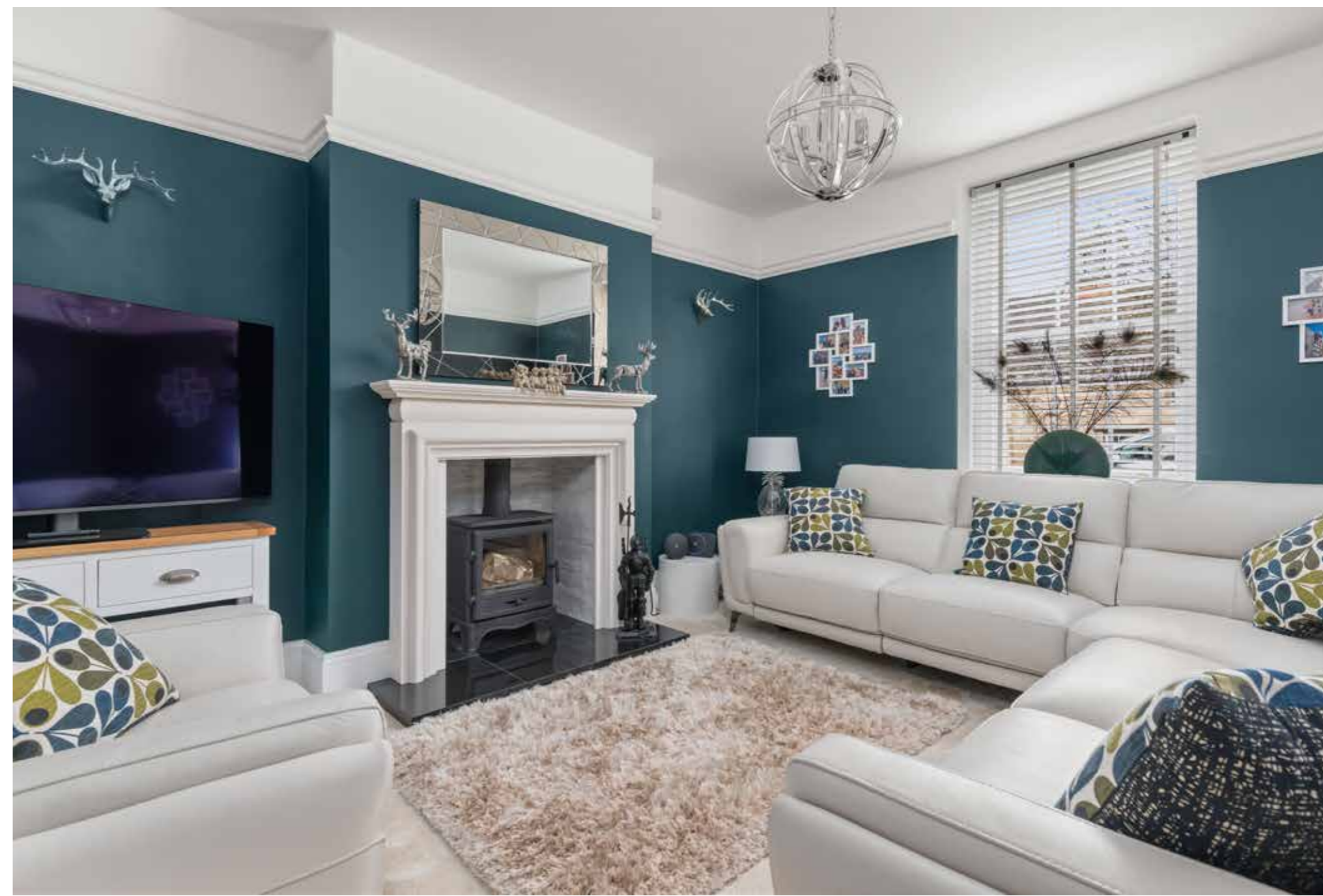




A beautifully refurbished, grade II listed, family home stands in a conservation area in the middle of the attractive, well served town of Market Deeping, on the borders of South Lincolnshire and Cambridgeshire. With easy access to glorious Stamford 8 miles west, excellent schools both state and independent, and the city of Peterborough 8 miles south where fast trains to London take around 45 minutes, this is in a superb location for those needing to commute.

The fabulous, 6 bedroomed house with its tranquil rear garden, dates to the late 1700s and is a masterful blend of old and new with a contemporary style and palette highlighting the building's traditional features. With no less than 4 very generous reception rooms inside, of which 3 have log-burning stoves, and further outside seating areas, one covered and one a shed transformed into a bar, this is a truly splendid place to hold a party or entertain on a large scale.









The property was in need of much cosmetic work when the owners came here a few years ago. A sympathetic refurbishment has included redecorating throughout, refurbishing the original oak floors, installing new oak flooring in the hall and snug, re-carpeting the rest of the house, installing granite and limestone fireplaces fitted with wood-burning stoves, and redefining the bathrooms. “We kept the bespoke kitchen with its granite worktops which was relatively new, but had it professionally resprayed,” divulge the owners, “and we installed a new range cooker whilst refurbishing the front door and all the sash windows so they are draught proofed and in excellent working order. We added our own personality to the under-cover area adjoining the garden room making it a very warm, relaxed, al fresco dining area. This also provides a seamless transition for the eye from the kitchen through the garden room and right the way down the length of the garden.”

The beautiful old building has been refurbished to have

a modern twist, aesthetically enhanced by the rich, bold, modern colours bringing out the best in the traditional features. These include old beams either overhead or embedded in the walls, high ceilings with picture rails - particularly in the Victorian part, the original Victorian tessellated floor tiles in the hall, and in two bedrooms, the old cast iron fireplaces still in situ. “It’s a very seasonal house with the front two rooms with their lovely, multi-paned, sash windows being cosy rooms used mainly in winter; the snug with its cherished golden yellow walls right next to the kitchen, is perfect all year round and for everyday living, and the garden room is where we migrate in summer. It makes it a very sociable house.”

Upstairs, the master suite occupies a very generous area in the ‘west wing’ with a fully fitted luxurious en suite, a large dressing area outside with fitted wardrobes and its own separate staircase that ascends from the kitchen below. “It’s been a wonderful house for a big family,” say the owners.

“We utilise every room in the house and the two top floor bedrooms have been absolutely ideal for our teenage boys to feel a little more independent.”

The house sits on approximately 0.7 acres and benefits from a large rear garden with a sizeable drive and undercover parking for two cars. Private and sunny, with a number of trees down one boundary and more at the end, the garden is fully enclosed by either solid fencing or walling, with black automatic gates onto the street at the front. The garden is light and airy with plenty of room for children to run around and play, with some more trees and shrubs recently planted. Two decked areas ensure catching the sun at any time of the day, one near the house, includes a timber shed which has been transformed into a bar. “It’s a fabulous place for summer entertaining where we keep our pizza oven, and there is a good deal of atmospheric, exterior lighting,” enthuse the owners.













The location of the property is ideal if wanting easy access into the countryside with all the benefits of a small market town on the doorstep. "It's lovely and private here, not noisy at all and yet we are within easy reach of all the town offers, whether it's shops, pubs, or sitting beside or wandering along the river. It's also been ideal having the bus stop less than a minutes walk that takes the children to Bourne Grammar;" attest the owners.

Local independent schools include the Stamford Schools, and excellent state grammar schools are in Bourne, 7 miles north, a co-educational secondary school rated Outstanding by Ofsted, whilst in Spalding, about 12 miles away, are The Grammar (for boys) rated Good and The High (for girls) rated Outstanding. There is a plethora of good state and independent primary schools in the area too.

The bustling little town of Market Deeping lying on the River Welland, is the largest of The Deepings, a series of settlements in the locality that include the Saxon word 'Deeping' in the name. The town is known for its stone buildings dating back to the 17th century, its largely 15th-century church dedicated to St. Guthlac, and the remains of a market cross. It provides schools, several pubs, restaurants and take-aways along with a large supermarket, a variety of independent shops and services, a medical practice, and sports clubs and facilities.

The cathedral city of Peterborough is about a 15 minute drive and beautiful Stamford even less, with the A1 just beyond each. Peterborough's station provides frequent fast train services to London King's Cross taking about 45 minutes, making a door to door commute of around an hour.





Approx. Gross Internal Floor Area 3177 sq. ft / 295.14 sq. m
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: G

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.

The property is a Listed Building and therefore does not require an Energy Performance Certificate

Agents notes:
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LOCATION



FINE & COUNTRY

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THE FINE & COUNTRY
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