



Grade II listed property in a pretty village location

**King Street, West Deeping, Peterborough PE6 9HP**

Freehold

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Reception room • Dining room • Conservatory • Kitchen  
Utility • Four Bedrooms • Family Bathroom • Shower room  
• Delightful Garden • Grade II Listed • EPC Exempt

### Situation

The village of West Deeping sits in a rural position alongside the River Welland, five miles from Stamford and nine miles north of the cathedral city of Peterborough. West Deeping has a village pub and a parish church, while nearby Market Deeping has a variety of everyday amenities, including several shops, supermarkets, restaurants and cafés. There are also several great public and independent schools in the area.

The A1175 and the A15 nearby providing access to the surrounding towns, while the A1 is just seven miles away. Stamford's railway station provides hourly services to Peterborough (connecting to London Kings Cross services) and to Cambridge.

### The Property

A delightful Grade II Listed stone cottage with a wealth of attractive period features. Dating originally from the late 18th century, the property displays original timber beams and fireplaces, to create a splendid, cosy living space with plenty of character.

The main reception room has vertical timber beams to the walls and cross-beams to the ceiling, as well as a stone-built corner fireplace, while the formal dining room has an impressive inglenook fireplace, fitted with a woodburning stove and still displaying the

original bread oven built into the side of the fireplace.

The sunny conservatory, a modern addition to the property, creates further living and entertaining space, and overlooks the pretty garden to the rear. The fitted kitchen has a useful adjoining utility room for further appliances. There are four double bedrooms arranged over the first and second floors, with the family bathroom located on the first floor and a further shower room on the second floor.

### Outside

The property opens to the front onto King Street, while there is a five-bar timber gate to the side, opening onto a gravel driveway with ample parking for three cars. The delightful walled rear garden includes paved terracing, lawns, colourful flowerbeds and a timber-framed summer house with adjoining shed.

### Local authority

South Kesteven District Council,  
+44 (0)1476 406080  
Tax Band F

### Services

Mains gas, electricity, water and drainage

### Viewing

Strictly by appointment with  
Savills 01780 484696

**Photography & Particulars:**  
November 2020









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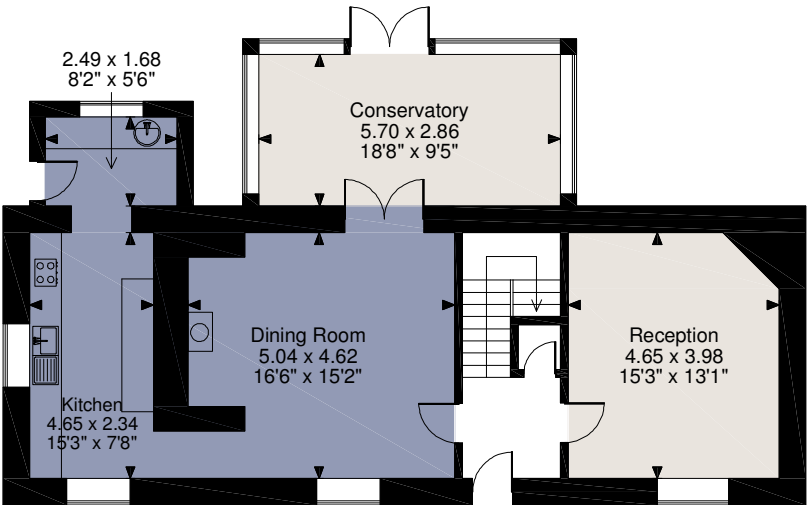
Total House Gross 163 sq m/1749sq ft



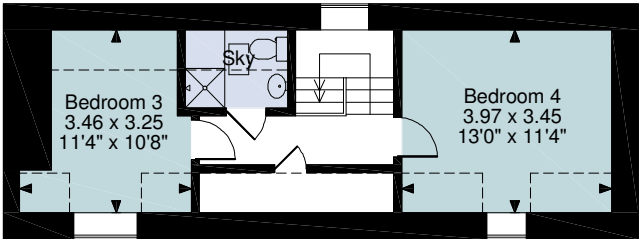
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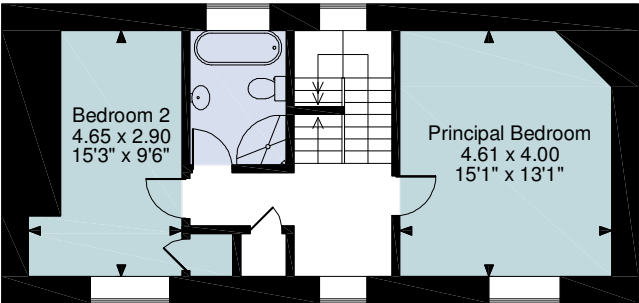
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Ground Floor



Second Floor



First Floor

**FOR ILLUSTRATIVE PURPOSES ONLY - NOT TO SCALE**

The position & size of doors, windows, appliances and other features are approximate only.

□ □ □ Denotes restricted head height

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