



A BEAUTIFUL DOUBLE-FRONTED PERIOD STONE VILLAGE HOUSE WITH AN 'IN AND OUT' DRIVEWAY AND ANNEX, WITHIN ATTRACTIVE SOUTH FACING GARDENS OF ALMOST AN ACRE

CROMWELL HOUSE
THE LANE, WEST DEEPING, PETERBOROUGH, PE6 9HS



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Reception dining hallway ♦ Drawing room ♦ Sitting room
Kitchen/breakfast room ♦ Utility ♦ Study ♦ Two Cloakrooms
Principal En Suite Bedroom ♦ Guest en suite bedroom ♦ Three
further bedrooms ♦ Family bathroom ♦ Attic

Landscaped gardens ♦ Extensive parking
Integral triple garage ♦ Annex ♦ In all about 0.96 of an acre

Market Deeping 3 miles, Stamford 6 miles, Bourne 7 miles,
Peterborough Rail Station 10 miles
(rail connections to London Kings Cross & Cambridge from 51 mins)

The Property

Cromwell House is a beautiful stone property occupying a discreet position on the edge of West Deeping within mature landscaped gardens.

Grade II Listed, the 17th Century house had early 19th Century extensions and more recently, since 2008, has been extensively renovated, including the re-plumbing and electrical rewiring of the house.

The house has a pleasing flow to its accommodation for modern family living, whilst also retaining the desired period features along with the era's graceful proportions, and its principal rooms connect well with the gardens. The separate annex, which has been used as an office suite in recent years, requires little alteration for use as an ancillary cottage for guests or relatives, with the use of the secondary drive entrance. The gardens are a delight, partially walled with formal lawns, box hedging and fruit trees, along with a stream; the gardens extend to about 0.96 acres.

Situation

Cromwell House is situated on the southern edge of the delightful Lincolnshire village of West Deeping, which is mentioned in the Domesday Book and described in Sir Nikolaus Pevsner's Buildings of England for Lincolnshire as 'uncommonly charming'.

West Deeping lies between the Georgian market towns of Market Deeping and Stamford, north of the Cathedral City of Peterborough, and is largely made up of stone period houses served by a public house and parish church.

The village is well placed for travel and schooling. The A16 at Market Deeping offers excellent access to Peterborough and its commuter rail links to London and to Cambridge, whilst several of the area's renowned schools, including Witham Hall, Copthill, Stamford, Kirkston House, Bourne Grammar and The Kings School, among others, are all within an 11 mile radius.



Accommodation

The attractive front door beneath a fanlight opens within the south facing house's wisteria clad frontage into a large, stone flagged entrance dining hallway, with a stone fireplace and shuttered sash window, which sets the tone for the property's fabulous proportions and feel.

The dining hallway is flanked by a triple aspect drawing room, with light parquet flooring, French doors to the garden and stone fireplace, and a 16' symmetrical sitting room, with a large inglenook fireplace housing a wood burning stove, which adjoins the kitchen.

The spacious kitchen/breakfast room has French doors to the courtyard garden and is ideal for informal entertaining with room for a large table. The room is fitted with an extensive suite with large drawers and cupboards, integrated appliances and floor units and island, with inset sinks, under granite worktops.

The ground floor is completed with a utility room, a dual-aspect study with fitted bookshelves, two cloakrooms and access to the triple garage.

At first floor, the principal bedroom is fabulously proportioned with large built-in wardrobes and fine views over the garden, with a luxurious full suite en suite, with a free standing roll top bath, double sinks and a separate shower. The guest bedroom has an en suite shower room, whilst the three further bedrooms are served by a well-appointed family bathroom. The staircase rises to a vast attic offering excellent storage.

Annex

Positioned alongside the secondary drive entrance, the single storey annex comprises two large rooms that flank an entrance lobby, kitchenette and cloakroom. Furnished as an office suite, if you want to work from home or need additional accommodation for guests or relatives, the annex offers excellent ancillary accommodation.

General Information

Services: Mains gas, electricity and drainage are connected. Main gas fired central heating.

Local Authority: South Kesteven District Council.

Council Tax: Band G.

Fixtures and Fittings: All carpets, light fittings and some curtains are included. Garden Statuary is specifically excluded from the sale but may be available by separate negotiation.

Energy Performance Certificate (EPC): EPC rating: Exempt

Tenure: The property is for sale Freehold with vacant possession available on completion.

Viewing: All viewings will be accompanied and are strictly by prior arrangement through Savills Stamford Office. T 01780 484696

Date of Photography & Particulars: May 2019







Annex

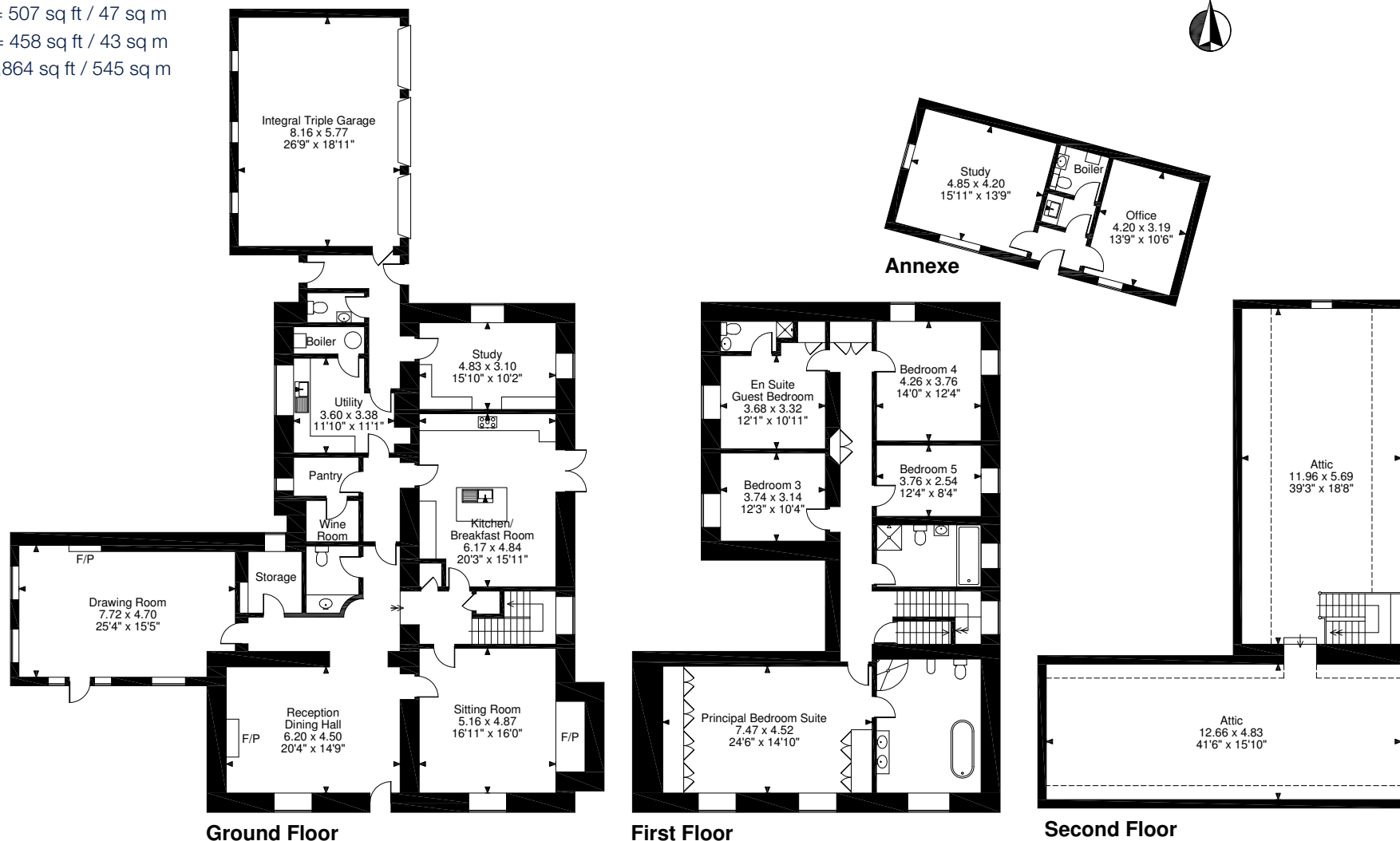
FLOORPLANS

Main House gross internal area = 4,899 sq ft / 455 sq m

Garage gross internal area = 507 sq ft / 47 sq m

Annexe gross internal area = 458 sq ft / 43 sq m

Total gross internal area = 5,864 sq ft / 545 sq m



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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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