



A barn style home with countryside views

The Paddocks, Stowe Farm, Langtoft, Peterborough, PE6 9SF

Freehold



26ft Reception room • Dining room • Office • Kitchen • Utility • Cloakroom • Principal bedroom with en suite bathroom and walk in wardrobe • Three further bedrooms, one en suite • Family bathroom • Double garage • Garden around 0.5 acre • Countryside views • Council Tax Band H • EPC rating D

Situation/Location

The property sits in a rural location close to the village of Langtoft. The village has a post office, village pub and a primary school. Three miles away, Market Deeping has a variety of everyday amenities, including several shops, supermarkets, pub, restaurants and cafés. Local secondary schools include the outstanding-rated Arthur Mellows Village College and the independent Stamford Endowed Schools. For leisure, Tallington Lakes Leisure Park is close at hand, while golf is available at Burghley Park Golf Club in Stamford.

The area is well connected by road, with the A1175 and the A15 nearby providing access to the surrounding towns, while the A1 is just seven miles away. Peterborough's railway station is 12 miles away providing direct services to London Kings Cross in 50 mins. Alternatively Stamford station is six miles and has hourly services to Peterborough.

The Property

The Paddocks is a splendid, four bedroom barn style home, that features exposed timber beams and brickwork as well as original fireplace and is situated in a peaceful rural setting.

The accommodation is arranged on one level, with a 26ft triple aspect reception room, which has an impressive open fireplace and two sets of French

doors opening onto the garden.

There is a large dining room, also with French doors opening onto the garden, while the kitchen has stylish wooden units, a central island, and a stainless steel range cooker. The generous principal bedroom has an en suite bathroom, walk in wardrobe and French doors opening onto the south-facing garden, while the additional three bedrooms are all of similar proportions, with one including an en suite shower room. There is also a family bathroom with a separate shower unit.

Outside

At the front of the property there is a five-bar timber gate, which opens onto a gravel driveway, providing plenty of parking space and access to the double garage. The gardens wrap around the property on three sides. The front garden has gravel pathways and lawn, with several trees and a variety of shrubs. There is a south-facing lawn at the side of the house, while at the rear, the garden includes paved terracing, lawn, a variety of trees and border hedgerow.

Local authority:

South Kesteven District Council

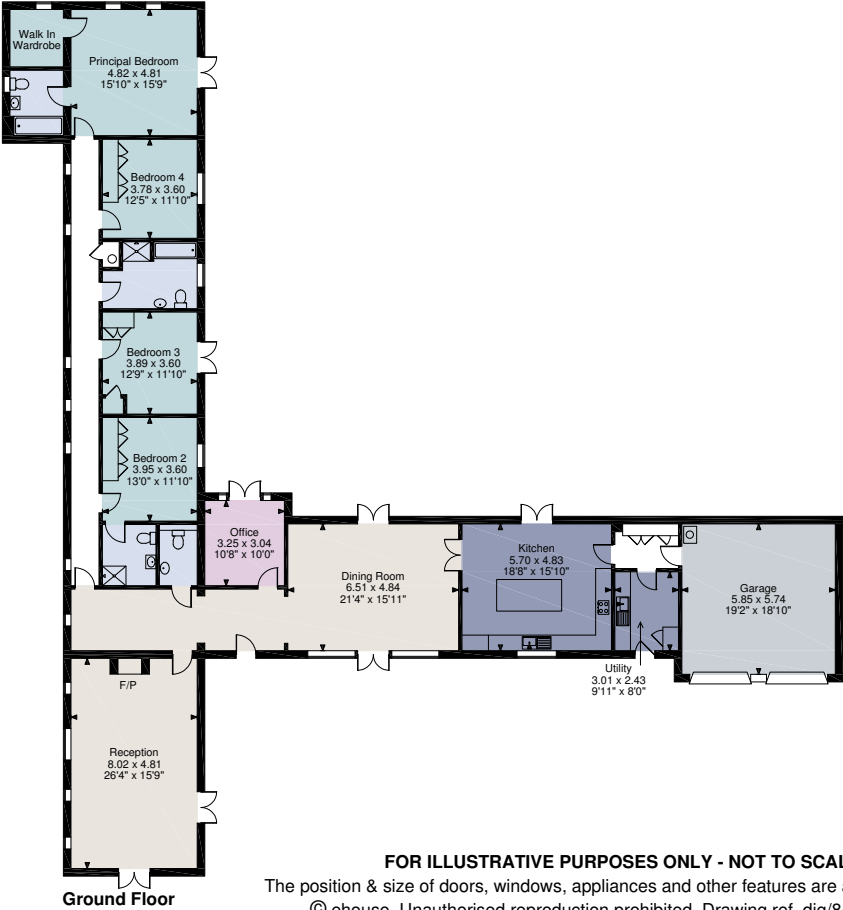
Services:

Mains electricity and water, Oil central heating and private drainage.





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Main House gross internal area = 2,806 sq ft / 261 sq m
Garage gross internal area = 361 sq ft / 34 sq m
Total gross internal area = 3,167 sq ft / 294 sq m



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