



April Cottage, Southorpe

Bedrooms: 3 | Bathrooms: 2 | Receptions: 1

Beautifully renovated stone cottage offering versatile three/four-bedroom accommodation, a wealth of original character features, ample parking and a west-facing garden with countryside views, situated within the desirable village of Southorpe.

- Three/four double bedrooms
- Character features including exposed beams
- Two bathrooms
- Hard-cored motorhome parking with potential garage base (STPP)
- Flexible living accommodation
- Spacious kitchen/breakfast room
- West-facing enclosed garden with open countryside views
- Excellent access to Stamford, Peterborough & rail links to London





Property Type: Cottage

Bedrooms: 3 | **Bathrooms:** 2 | **Receptions:** 1

Beautifully presented throughout, this charming semi-detached stone cottage occupies an enviable position within the highly regarded village of Southorpe, combining an abundance of original period character with thoughtfully renovated and versatile accommodation. Featuring exposed beams, an impressive inglenook fireplace and flexible living space, the property is perfectly suited to modern family life.

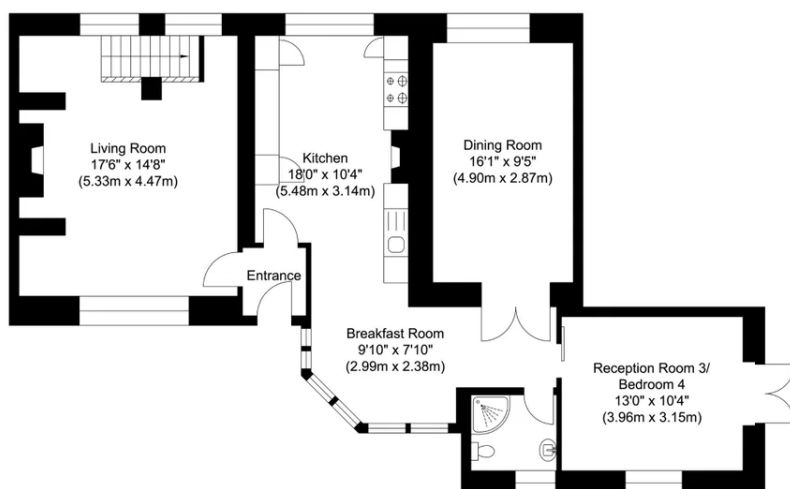
The accommodation is entered via a welcoming entrance hall leading to a spacious kitchen/breakfast room, creating the heart of the home. The characterful sitting room centres around a striking inglenook fireplace with exposed beams, while a separate dining room provides additional reception space. A further reception room offers flexibility as a fourth double bedroom, home office or snug, complemented by a ground floor shower room.

To the first floor are three generous double bedrooms, served by a modern family bathroom.

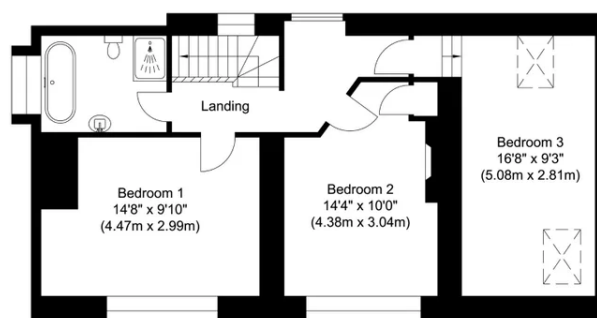
The property's adaptable layout offers excellent flexibility, whether as a traditional three or four-bedroom family home or with space for multi-generational living or guests.

Externally, the property occupies a generous plot with ample off-road parking. To the rear is a beautifully maintained west-facing enclosed garden enjoying far-reaching countryside views. The current owners have also installed a hard-cored reinforced parking grid within the garden, currently used for parking a motorhome, which could readily provide an ideal base for the construction of a garage, subject to the necessary planning consents and approvals.

Southorpe is a picturesque and highly sought-after village situated just a short distance from the historic market town of Stamford, renowned for its Georgian architecture, boutique shopping, cafés and restaurants. Excellent road links provide convenient access to Peterborough and its mainline rail services to London King's Cross, making the property ideal for both commuters and those seeking an attractive village lifestyle.



Ground Floor
Approximate Floor Area
957.00 sq. ft
(88.90 sq. m)



First Floor
Approximate Floor Area
646.00 sq. ft
(60.01 sq. m)

Illustration for identification purposes only, measurements are approximate, not to scale.



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