

## Cavendish Barn Six Tallington, Stamford, PE9 4FB

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO <sub>2</sub> emissions			
England & Wales		EU Directive 2002/91/EC	

Set in a unique tucked away location with country views to the front, this modern three bedroom barn conversion is finished to a high standard throughout and is available now. The access to the property runs through and next to a working farm and comes with a stylish open plan living kitchen area, gallery landing and Main bedroom with en-suite.

The accommodation comprises: - Entrance hall, open plan living kitchen, pantry, study, utility, cloakroom, gallery landing, Main bedroom with en-suite, two further bedrooms and a bathroom.

To the outside is a generously sized south facing fenced garden with country views and two allocated parking spaces.

**£2,000**

The particulars are set out as a general outline only for the guidance of intended purchasers or lessees, and do not constitute, any part of a contract. Nothing in these particulars shall be deemed to be a statement that the property is in good structural condition or otherwise nor that any of the services, appliances, equipment or facilities are in good working order. Purchasers should satisfy themselves of this prior to purchasing.



- Modern barn conversion
- Three good sized bedrooms
- Main bathroom and ensuite
- Allocated parking
- Council Tax - awaiting banding EPC - B

- Brand new internally
- Utility, walk in pantry and W/C
- Open countryside views
- Holding deposit - £496 Deposit - £2480



**ACCOMMODATION:**

**Entrance Hallway**

**Kitchen/Living area**  
9.32m x 4.98m (30'7 x 16'4)

**Pantry**

**W/C**

**Study**  
3.12m x 2.08m (10'3 x 6'10)

**Utility Room**

**First Floor Landing**

**Main Bedroom**  
5.23m x 2.87m (17'2 x 9'5)

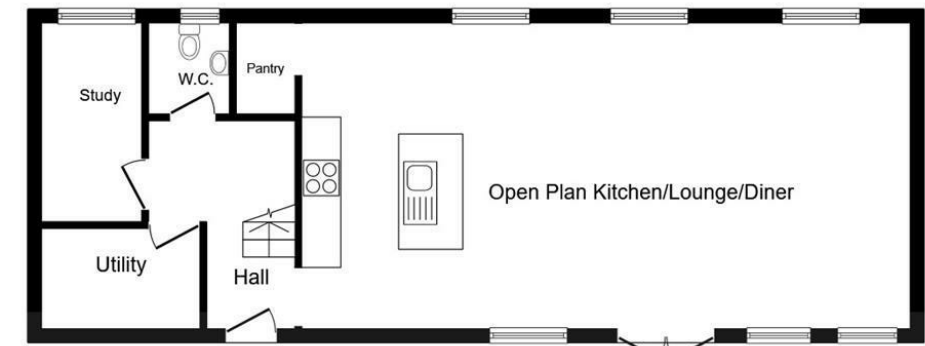
**Ensuite**

**Bedroom**  
3.43m x 2.49m (11'3 x 8'2)

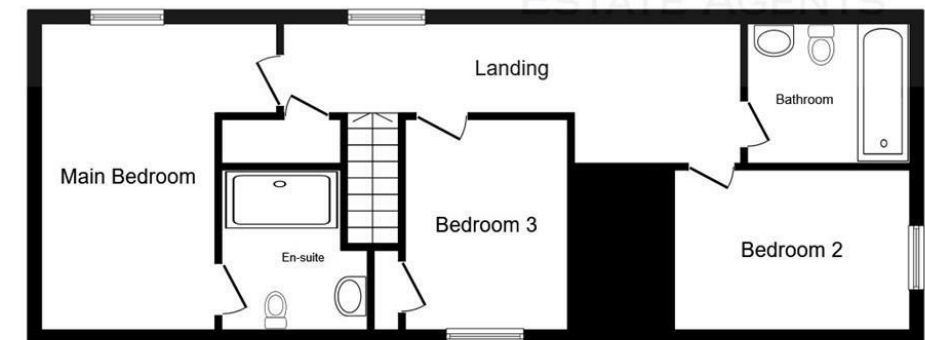
**Bedroom**  
3.61m x 2.79m (11'10 x 9'2)

**Bathroom**

**FLOOR PLAN:**



**Ground Floor**  
SOWDEN WALLIS  
ESTATE AGENTS



**First Floor**

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientations are approximate. No details are guaranteed, they cannot be relied upon for any purpose and do not form any part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.Propertybox.io