



2 Camphill Court, Little Casterton, PE9 4BE

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			77
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E		57	
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ 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 ₂ emissions			
England & Wales		EU Directive 2002/91/EC	

Set in the charming village of Little Casterton, the character stone-built barn conversion provides easy access to Stamford, A1, Tolethorpe Hall and the local countryside. A spacious and elegant sitting room comes with a wood burning stove and opens on to the mature, south west facing enclosed garden.

The accommodation briefly comprises: - Entrance hall, sitting room, dining room, kitchen, utility room, cloakroom, landing, Principal bedroom with generous dressing room, walk-in wardrobe and en-suite, two further bedrooms and a family bathroom.

To the front of the property is off street parking which leads to a double garage and office, whilst to the rear is a well presented mature garden with lawn and patio, benefiting from field views.

NO CHAIN

Guide Price £650,000 Freehold

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.

- Stunning stone character home
- Three/four bedrooms
- Tucked away village location
- Converted Granary
- Off street parking, double garage & office

- Country views
- Spacious sitting room
- Oil fired central heating
- Easy access to Stamford
- NO CHAIN, EPC - D, Council Tax - E

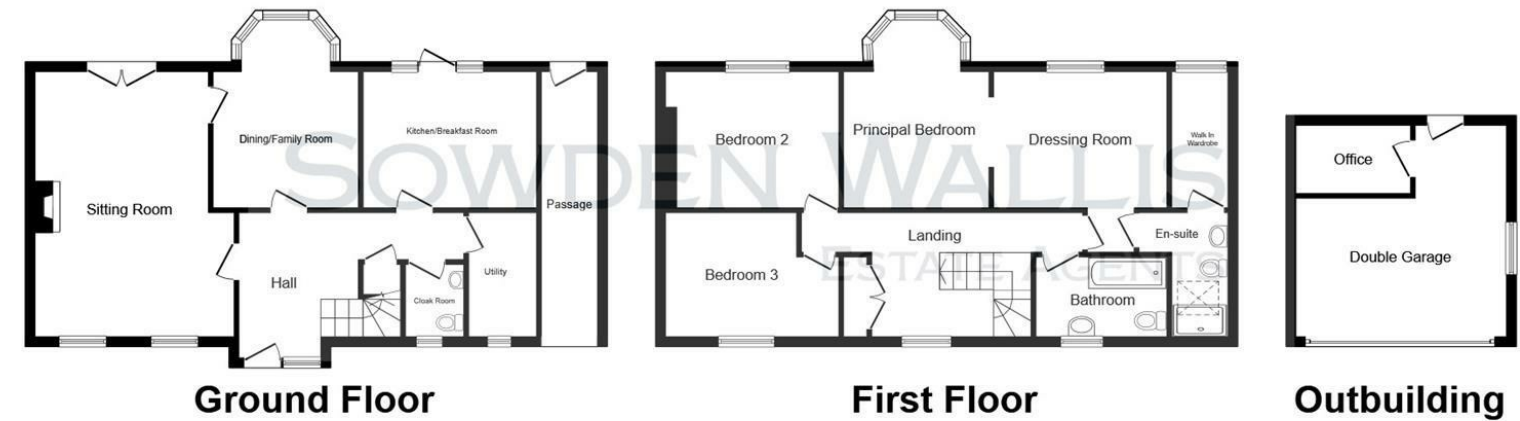


ACCOMMODATION:

- Entrance Hall**
- Cloakroom**
- Sitting Room**
6.10 x 4.88 max (20'0" x 16'0" max)
- Dining Room**
4.65 max x 3.48 (15'3" max x 11'5")
- Kitchen**
3.86 x 3.12 (12'7" x 10'2")
- Utility Room**
2.82 x 1.52 (9'3" x 4'11")
- Landing**
- Principal Bedroom**
4.67 into bay x 3.94 (15'3" into bay x 12'11")
- Dressing Room**
4.06 max, 3.10 min x 3.94 (13'3" max, 10'2" min x 12'11")

- En-suite**
3.35m x 1.35m (11' x 4'5)
- Walk-in-Wardrobe**
2.57 x 1.35 (8'5" x 4'5")
- Bedroom Two**
4.55 x 3.51 (14'11" x 11'6")
- Bedroom Three**
4.34 x 2.44 (14'2" x 8'0")
- Bathroom**
2.95 x 1.83 (9'8" x 6'0")
- Double Garage**
5 max, 1.78 min x 5.64 max, 3.33 min (16'4" max, 5'10" min x 18'6" max, 10'11" min)
- Office**
3.02m x 2.11m (9'11" x 6'11")

FLOOR PLAN:



This plan is for illustration purposes only and may not be representative of the property. Plan not to scale.