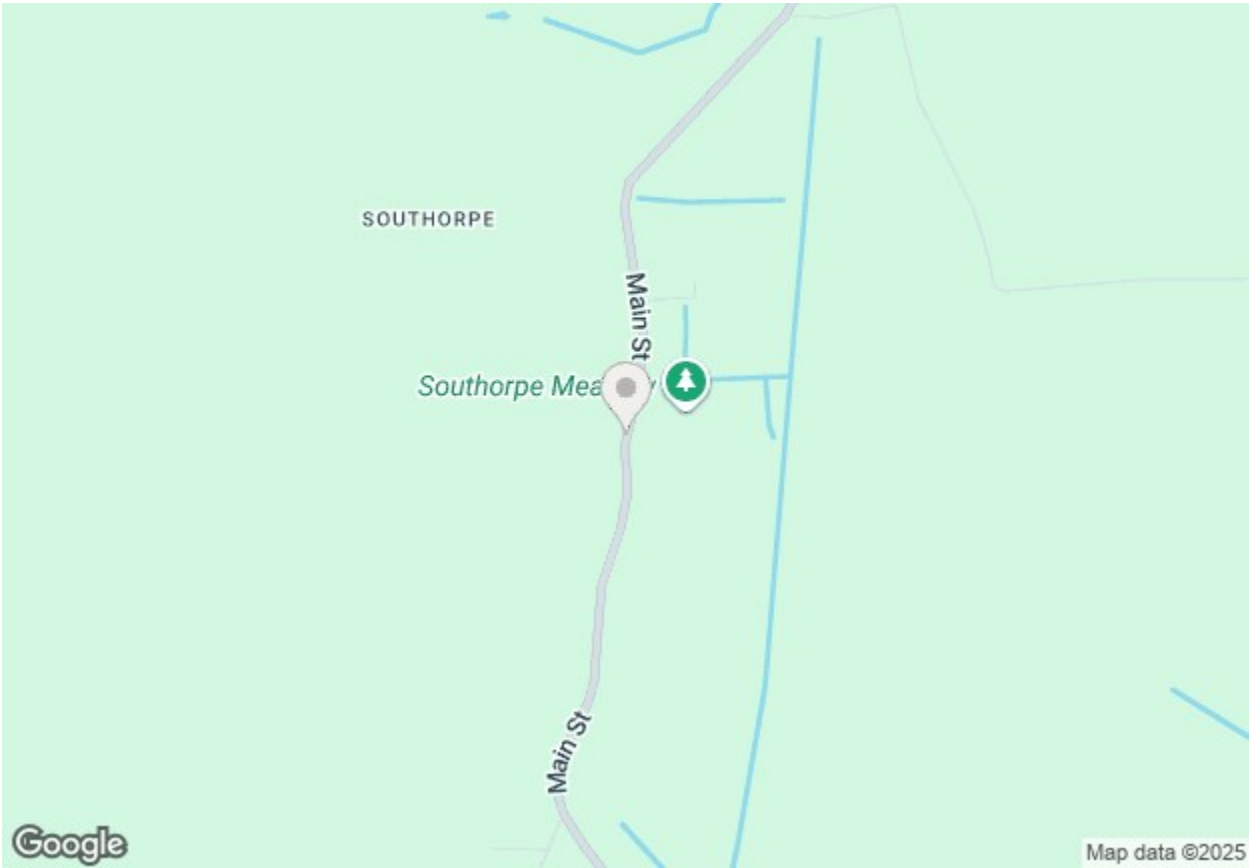




2 Middle Farm Cottage Main Street, Southorpe, PE9 3BX

Character Three-Bedroom Semi-Detached Home – Extended Period Property with Versatile Accommodation & No Chain

Dating back to 1892, this extended semi-detached home is full of charm and character, showcasing stone walls, exposed beams, and a wealth of period features. Offering three bedrooms and four reception rooms, the accommodation is set over three floors, providing flexibility and space to suit a variety of lifestyles.

At the heart of the home is a striking vaulted ceiling kitchen, fitted with wooden worktops and enhanced by Velux-style windows, creating a bright and welcoming space. The main reception rooms include a dual-aspect sitting room with a wood-burning stove, perfect for cosy evenings, alongside additional living, dining, and study areas.

The dual-aspect main bedroom is a particular highlight, offering an abundance of natural light and character. Two further bedrooms and additional reception spaces ensure the home is as practical as it is full of charm.

Outside, the property benefits from ample off-street parking on a private drive leading to a detached single garage, while to the rear lies a delightful private, mature lawn garden with fruit trees.

Offered to the market with no onward chain, this unique home blends period character with versatile accommodation and generous outside space. Its location also provides excellent access to Stamford, Peterborough and the A1, making it ideal for commuters as well as families.

Guide Price £545,000 Freehold

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		84
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F	44	
(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

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.

- Character extended home
 - Three bedrooms
 - Vaulted cieling kitchen with solid wood work top
 - Single garage
 - Oil fired central heating
- Versatile accommodation with four reception rooms
 - Many original and charater features
 - Ample off street parking
 - Stunning private garden
 - Council Tax Band - C, EPC - E, NO CHAIN



ACCOMMODATION:

- Entrance Porch**
1.35m x 0.89m (4'5 x 2'11)

Sitting Room
4.95m x 3.35m (16'3 x 11')

Dining Room
3.38m x 2.92m (11'1 x 9'7)

Kitchen
5.18m max, 1.70m min x 3.58m max, 2.29m min (17' max, 5'7 min x 11'9 max, 7'6 min)

Cloakroom
1.73m x 0.74m (5'8 x 2'5)

Utility Cupboard
2.16m x 0.71m (7'1 x 2'4)

Studio/Bedroom Three
3.66m x 2.51m (12' x 8'3)
- Study**
3.43m x 2.82m (11'3 x 9'3)

Landing

Main Bedroom
4.70m x 3.35m (15'5 x 11')

Bedroom Two
2.82m x 2.11m (9'3 x 6'11)

Bathroom
3.35m x 1.75m (11' x 5'9)

Landing

Playroom/Bedroom Four
3.76m x 3.02m* (12'4 x 9'11*)

FLOOR PLAN:



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