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The Old Post Office 1, High Street, Great Easton, LE16









£500,000

A truly charming 400+ year-old stone-built thatched cottage, packed with character and original period features including exposed timbers, stone walls and a stunning Inglenook fireplace.

Set within a picturesque conservation village on the edge of the Welland Valley, this spacious home offers three large double bedrooms, two reception rooms, a modern AGA kitchen, dressing room and family bathroom, together with excellent potential for further extension, subject to the necessary consents.

Outside, beautifully established 80' private walled gardens provide a wonderful setting, complemented by a substantial 28'5" x 14'0" garage/outbuilding, stable and off-road parking.

A rare opportunity to acquire a character-filled period home with genuine scope for further enhancement.

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Every care is taken in the preparation of these particulars but their accuracy is not guaranteed nor do they constitute any part of an offer or contract. The property is offered subject to it being unsold and that all offers and negotiations are to be made and conducted through this office. All properties are offered subject to contract.

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Entrance Hall 10'6" x 8'0" plus 6'0" x 3'9" (3.20m x 2.44m plus 1.83m x 1.14m)



Accessed via solid timber front door. Exposed stone wall and ceiling timber. Electric radiator. Window to the front elevation. Telephone point. Tiled flooring. Timber doors to rooms.

Inner Lobby 5'11" x 3'5" (1.80m x 1.04m)

Built in shelved cupboard. Door to:-

Shower Room 6'0" x 6'6" (1.83m x 1.98m)



Double shower cubicle with glass fixed screens and electric shower fitment. Wash hand basin. Low level WC. Complementary tiled floor and walls. Exposed stone wall. Heated towel rails. Electric wall heater. Exposed ceiling beam. Opaque glazed window.

(Shower Room Photo Two)



Rear Lobby



Multi paned door leading out to the rear garden. Door to:-

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Utility Room 12'8" x 6'0" (3.86m x 1.83m)



Fitted base and wall units. Laminated work surfaces. Stainless steel sink and drainer. Space and plumbing for automatic washing machine. Tiled flooring. Two windows to the rear aspect.

Lounge 14'1" x 13'10" (4.29m x 4.22m)



Multi paned secondary glazed window to the front and original feature period 'cloverleaf' window. Feature timber fire surround and tile cheeks incorporating coal effect fitted electric fire. Exposed ceiling beams. Fitted window seat. Shelved display recess. Four wall lights. Television point. Electric radiator.

(Lounge Photo Two)



Dining Room 17'2" into inglenook x 15'1" (5.23m into inglenook x 4.60m)



Inglenook stone constructed open fire with heavy exposed timber. Recessed leaded window to the front and further double glazed window to the side elevation. Five wall lights. Exposed ceiling beam. Fitted upholstered window seat. Electric radiator. Television point. Stairs rising to the first floor. Door to:-

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(Dining Room Photo Two)



(Kitchen Photo Two)



Kitchen 15'0" x 10'11" (4.57m x 3.33m)



Range of modern white high gloss facing fitted base and wall units. Laminated work surfaces and matching splash backs. Fitted oil fired 'AGA' range cooker. Four ring electric hob and electric oven. Enamelled one and a half sink and drainer. Exposed ceiling beam. Tile effect vinyl flooring. Exposed stone wall. Window seat. Dual aspect windows.

First Floor Landing

Leaded window to the side. Exposed wall timbers. Doors to rooms.

Dressing Room 10'3" max x 8'11" max (3.12m max x 2.72m max)



Double glazed window to the front aspect. Electric radiator. Exposed wall timbers. Bult in storage cupboard. Doors to bathroom and bedroom one.

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Bathroom



Panelled bath. Pedestal wash hand basin. Low level WC. Complementary tiling. Electric panel heater. Extractor fan. Wall heater. Shelved airing cupboard housing modern 'Aquafficient' instant hot water heater.

(Bathroom Photo Two)



Bedroom One 14'9" x 14'6" (4.50m x 4.42m)



Two windows to the front aspect. Exposed wall and A frame timbers. Fitted wardrobes. Telephone point. Electric radiator.

(Bedroom One Photo Two)



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Bedroom Two 16'1" x 11'3" (4.90m x 3.43m)



Secondary glazed window to the side elevation. Recessed shelved cupboard and wardrobe. Exposed ceiling beam. Electric radiator. Feature period door to bedroom three (currently unused).

(Bedroom Two Photo Two)



Bedroom Three 16'4" x 12'2" (4.98m x 3.71m)



Dual aspect windows. Exposed wall timbers. Electric storage heater.

(Bedroom Three Photo Two)



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Garage/Outbuilding 28'5" x 14'0" (8.66m x 4.27m)



Pitched roof stone outbuilding adjoined to the main house and offering potential for conversion to further accommodation/granny annexing. Double timber doors providing vehicle access. Personal door to the rear garden. Oil tank to fuel the AGA. Power and lighting.

(Garage/Outbuilding Photo Two)



Stable 14'2" x 12'1" (4.32m x 3.68m)



Accessed via wide stable door. Original period trough.

Rear Garden



The rear garden is approximately 80' wide and is private being enclosed by high walls. It is laid mainly to a shaped lawn with well stocked raised beds and rose beds. There is a paved patio area. Filled circular stone feature well laid to flower bed. Period wooden hand pump. Double gates to secure parking for one car.

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(Rear Garden Photo Two)



(View to Front)



(Rear Garden Photo Three)



Agents Note

We understand from the current owners that there has been a recent electrical safety certificate and the roof was re-thatched approximately six years ago. The property is grade 2 listed.

Note For Prospective Buyers

Upon acceptance of an offer, all buyers will need to undertake an identification check for which there will be a charge of £50+VAT per person (non-refundable). These checks are completed to meet our obligations under Anti Money Laundering Regulations (AML) and are a legal requirement.

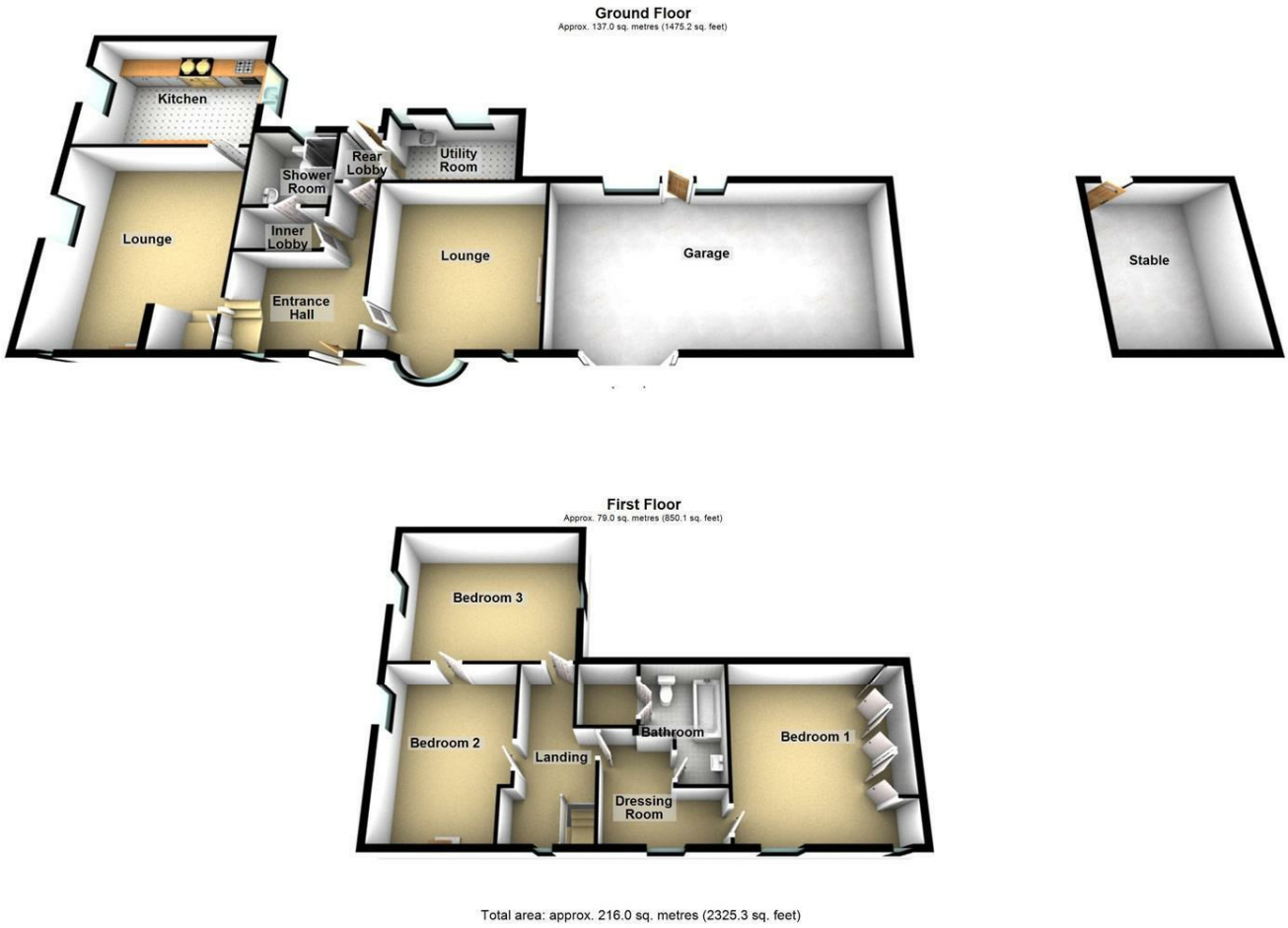
(Rear Aspect Photo)



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Floor Plan

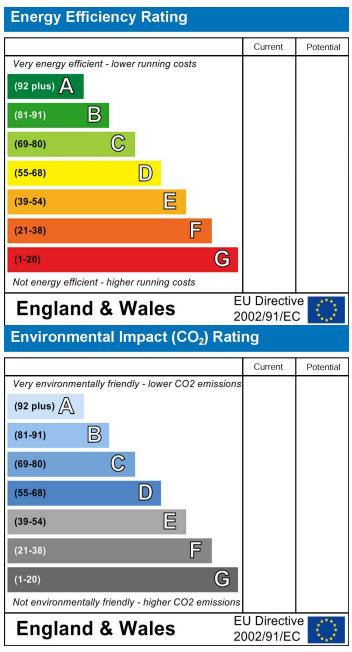


Total area: approx. 216.0 sq. metres (2325.3 sq. feet)

Area Map



Energy Efficiency Graph



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