



  
**NEWTON**  
FALLOWELL

**Church Lane, Tickencote**  
Stamford, Rutland, PE9 4AE

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**£685,000 Freehold**

Beautifully presented, stone built 300 year old character cottage situated in the heart of the quaint conservation village of Tickencote. This stunning four bedroom property has been well maintained by the current owner and boasts ample reception space, lovely characteristics such as stone walls, wooden beams, inglenook fireplaces and a gorgeous well maintained south facing, extensive mature garden and gravel driveway for at least six vehicles.

This former village pub is arranged over two floors, entering via the porch which internally leads into the light and airy entrance hall, with access to a useful storage cupboard and stairs which flow to the first floor accommodation. The dining room is found to the left of the hall and has an open fireplace and dual aspect windows to the front and back. To the right of the hallway is the large living room with a stunning inglenook fireplace and lovely light seated bay window. From the living room you lead into the former kitchen now utility room and cloakroom. Completing downstairs is the extended open plan kitchen/breakfast room, featuring flagstone flooring, a beautiful inglenook with rayburn, bespoke craftsman built kitchen with oak and granite worktops, exposed ceiling beams and a butler sink. To the first floor, the large landing connects four well balanced bedrooms, a four piece bathroom and a separate three piece bathroom.

Outside to the front of the property is a large gravel driveway offering ample off road parking for at least six vehicles. The front also offers a patio seating area and a variety of mature shrubbery and flowers. An access to the side of the property leads to stone built outhouse former brewhouse. The extensive south facing rear garden former tennis court is fully enclosed and private with mature trees and shrubbery. Adjoining the garden is an ancient meadow with remains of medieval village.





### Porch

3'11 x 4'9 (1.19m x 1.45m)

### Entrance Hall

10'8 x 5'8 (3.25m x 1.73m)

### Dining Room

17'8 x 14'4 (5.38m x 4.37m)

### Living Room

22'5 x 13'3 (6.83m x 4.04m)

### Utility Room

10'3 x 6'6 (3.12m x 1.98m)

### W/C

6'6 x 3'7 (1.98m x 1.09m)

### Kitchen/Breakfast Room

20'8" x 16'2" narrowing to 11'8" (6.32m x 4.93m  
narrowing to 3.56m)

### Landing

45'1 x 3'1 (13.74m x 0.94m)

### Bedroom One

14'6 x 13'7 (4.42m x 4.14m)

### Bedroom Two

12'10 x 12'8 (3.91m x 3.86m)

### Bedroom Three

12'4 x 10'7 (3.76m x 3.23m)

### Bedroom Four

11 x 9'7 (3.35m x 2.92m)

### Bathroom One

8'10 x 7'11 (2.69m x 2.41m)

### Bathroom Two

7'11 x 6'6 (2.41m x 1.98m)

### History

Former village pub frequented and written about by John Clare the peasant poet.

### Agent note

This property is in a conservation area and the owner has well maintained the property, recently painted all exterior windows apart from the PVC ones.

### Area

Tickencote is a secluded no through road village with easy accessibility to either Stamford or Oakham





- Former village pub
- Lovely secluded village location
- Four bedroom stone built character property
- Two bathrooms and downstairs W/C
- Kitchen breakfast room, with separate utility room
- Extensive, mature, south facing gardens
- Ample off road parking
- Stone built outhouse
- EPC Rating - F



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		74
(55-68) D		
(39-54) E		
(21-38) F	29	
(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		

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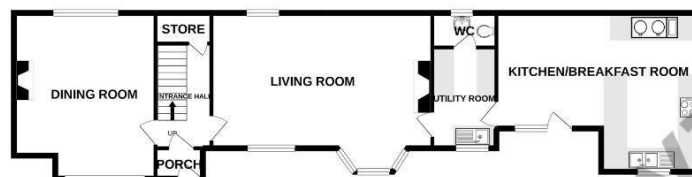
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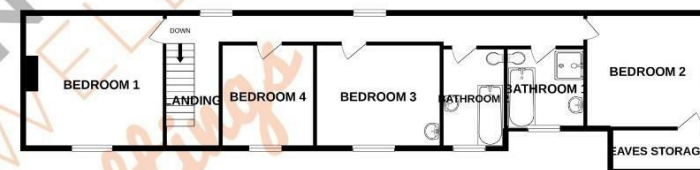
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GROUND FLOOR  
1008 sq.ft. (93.6 sq.m.) approx.



1ST FLOOR  
956 sq.ft. (88.8 sq.m.) approx.



TOTAL FLOOR AREA: 1964 sq.ft. (182.5 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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