

THE CHESTNUTS

CARLBY







The Chestnuts is an attractive 19th century stone character farmhouse with a range of outbuildings, positioned on a generous plot of approximately 2 acres.

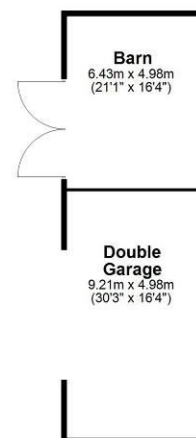
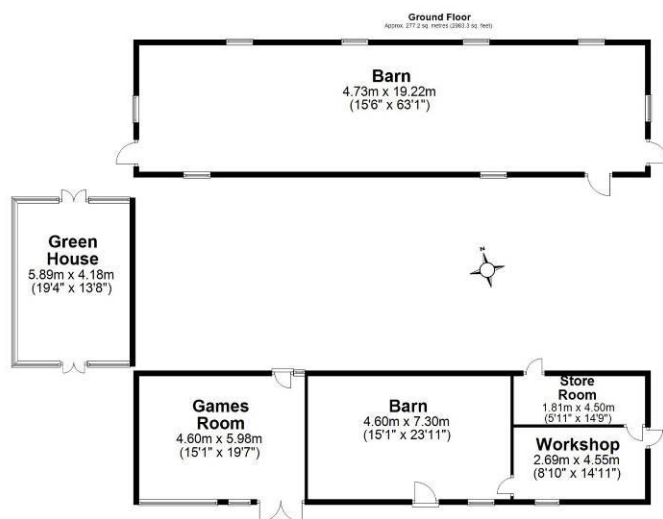
The property offers accommodation comprising an entrance porch into a spacious hallway, cloakroom, bay-fronted sitting room with open fire, study, dining room and breakfast kitchen with AGA and separate utility room giving integral access into the annexe. The annexe offers an open-plan living/bedroom space with kitchen/conservatory and bathroom off. The first floor of the house offers four well-proportioned bedrooms and two bathrooms.

The outbuildings have been sympathetically repurposed from the original agricultural use by the current owners over the last 35 years. They now offer a games room, workshops, general storage and double garaging. These spaces could lend themselves to multiple uses including home office, air b&b accommodation or conversion to stabling to compliment the adjoining paddock.

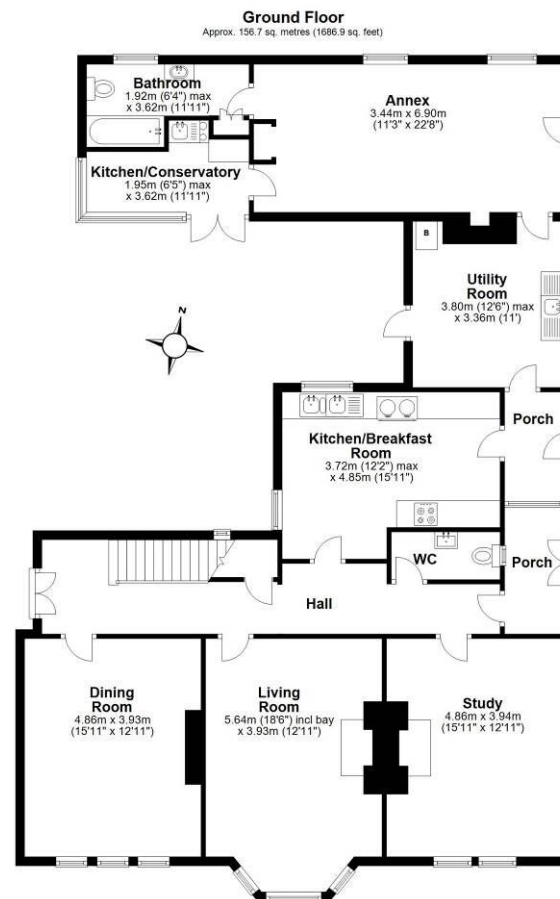
Externally, the property offers a spacious driveway providing off-road parking for multiple vehicles as well as the detached garaging. The rear garden has been well-maintained with a large area of lawn, well-stocked flower beds and greenhouse to the rear. A tree-lined lawned driveway leads to the paddock, which is currently used by a neighbour for grazing, and the owners have a horticultural barn.

Carlby is an attractive small village with a vibrant community centred around the village hall and church. Further amenities include playing fields, tennis court and bowls club. Almost midway between Stamford and Bourne amidst attractive rolling countryside, whilst rural, the village is well connected. The attractive Georgian market towns of Stamford, Bourne and Market Deeping are all within 7 miles of Carlby.

Schooling is also well catered for in the area, served by Ryhall primary school with secondary school provision in Stamford and Bourne including Bourne Grammar. There is a wide choice of private schooling, Witham Hall Preparatory School is just 3 miles from the village, whilst Copthill, Stamford and Kirkstone House are all within 8 miles and Uppingham, Oakham and Oundle in the wider area too.



Total area: approx. 277.2 sq. metres (2983.3 sq. feet)
This floor plan is not to scale. They are for guidance only and accuracy is not guaranteed. Plan was produced by ADR Energy Assessors.
Plan produced using PlanUp.



Total area: approx. 256.7 sq. metres (2763.3 sq. feet)

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