



6 Paynes Field
Barnack

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Barnack, Stamford, PE9 3BG

Situated within the charming and well-provisioned village of Barnack, just three miles from the historic market town of Stamford, this appealing detached home enjoys a delightful setting. Ideal for those seeking the balance of village life, countryside walks, while remaining within easy reach of Stamford and Peterborough, the property offers an excellent blend of rural charm and everyday convenience.

The property provides three reception rooms, four bedrooms and two bathrooms, complemented by a delightful mature garden, ample driveway parking and a single garage.



Step Inside

Stepping into a welcoming reception hall with a guest cloakroom positioned off, the tone is immediately set. To the front of the property is the first of three reception rooms, currently arranged as a dining room and ideal for both everyday living and more formal entertaining. Beyond lies a generous breakfast kitchen, fitted with a range of contemporary wall and floor-standing cabinets along with integrated appliances. A particularly attractive feature is the French doors opening onto the rear garden, allowing the outside to flow effortlessly into the home during the warmer months.

The sitting room is of excellent proportions and once again enjoys French doors opening to the garden, creating a bright and inviting space. A further reception room, currently used as a home office, would equally lend itself as a snug or children's playroom. Conveniently situated off the kitchen is a highly practical utility room, fitted with additional wall and floor-standing cabinets and offering space for white goods, with a door providing direct access to the outside.







And so to bed.....

To the first floor, the landing leads to four well-proportioned bedrooms, three of which benefit from built-in wardrobes. The principal bedroom is further enhanced by an en suite shower room. The family bathroom is fitted with a contemporary four-piece suite comprising a panelled bath, separate shower, loo and wash basin.









Step Outside

Outside, the property enjoys a beautifully maintained and thoughtfully landscaped rear garden, designed for ease of maintenance and set against a pleasant backdrop of mature trees and hedgerows. An attractive terrace provides an ideal space for outdoor dining and entertaining, while gated access leads conveniently to the driveway and single garage.

Location

Barnack is a charming village, with a well-regarded primary school, village hall, gastro pub and a church. There is a nature reserve close by plus many varied sporting facilities in the area, with a good local cricket team and bowls club, together with sports clubs in the surrounding district.

The renowned Georgian market town of Stamford lies just 3 miles away and has a wide variety of shops, restaurants, recreational facilities and excellent schooling. A traditional street market is held each Friday. The Cathedral City of Peterborough is within easy driving distance and has a wider range of recreational and shopping facilities and the mainline train station with direct links to London Kings Cross, journey time approx. 45 minutes.



Finer Details

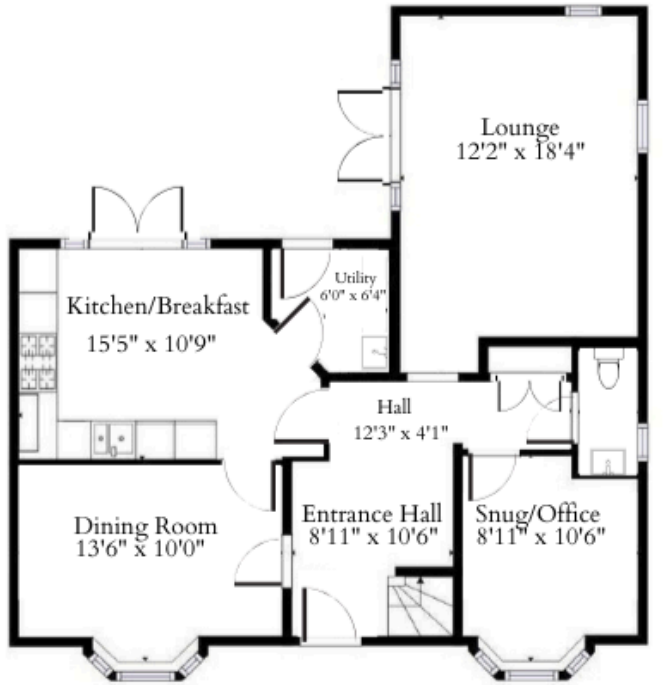
Local Authority: Peterborough City Council
Council Tax Band: E

Tenure: Freehold
Possession: Vacant upon completion

EPC Rating: 79 | C
EPC Rating Potential: 88 | B

Services: Mains water, drainage, and electric are understood to be connected. The property has gas fired central heating. (none tested by the agent).

Fixtures & Fittings: Every effort has been made to omit any fixtures belonging to the Vendor in the description of the property and the property is sold subject to the Vendor's right to the removal of, or payment for, as the case may be, any such fittings, etc. whether mentioned in these particulars or not.



Garage
43.5 Sq ft
(4.04 Sq M)

Ground Floor Approx: 791 sq ft (73.48 Sq M)
First Floor Approx: 773 sq ft (71.81 Sq M)
Garage: 43.5 sq ft (4.04 Sq M)
Total Area Including Garage : Approx 1,607.5 sq ft
(149.34 Sq M)

Plans: The site and floor plans forming part of these sale particulars are for identification purposes only. All relevant details should be legally checked as appropriate.





Digby & Finch

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