



## BARN LODGE

Main Road, Ashton, Stamford PE9 3BA



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*A rare opportunity has arisen to acquire an unlisted stone barn conversion believed to have been converted in the 1980's. The property has adjoined outbuildings, a good size driveway leading to a detached double garage and private gardens to the rear. The property is situated in the peaceful semi rural hamlet of Ashton, just five miles from Stamford and, within easy reach of Peterborough and the A1. While the property would benefit from updating throughout, it does present great scope to create an extremely attractive home in a very desirable location.*

### GROUND FLOOR

An impressive double height reception hall creates a great first impression with stairs rising to the galleried landing and French doors leading to the rear garden. From a practical perspective, a cloak room is located directly off the hallway, fitted with a wc and wash hand basin.

To the left is the breakfast kitchen which sits beside a morning room. Beyond this is the rear lobby, and a large workshop which houses the boiler.

On the opposite side of the the hallway is a dining room which also provides access to the garden room.

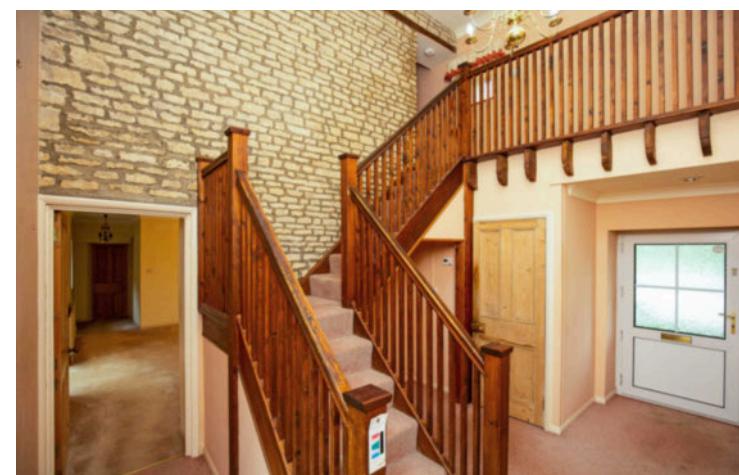
An inner hallway continues to a study, beyond which is a lovely sitting room which has an Inglenook fireplace housing a wood burning stove and windows on three aspects including a deep bay with a window seat beneath and French doors opening to the rear garden.

### FIRST FLOOR

On the first floor there are three bedrooms, and two bathrooms.

The principal bedroom is located beside a large bathroom that could quite easily be rearranged to create en suite facilities.

Along the hallway are two further bedrooms and another bathroom, completing the first floor accommodation.





## OUTSIDE

The property sits back off the road and enjoys attractive views across open farmland.

To the rear is a private garden, with two single storey outbuildings adjoining the main house. The driveway provides plenty of parking and leads to a detached double garage with timber doors.

## SERVICES

Mains water, drainage, and electric are understood to be connected. The property has oil fired central heating. None of the services nor appliances have been checked by the agent.

## FIXTURES AND 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 Vendors right to the removal of, or payment for, as the case may be, any such fittings, etc. whether mentioned in the particulars or not.

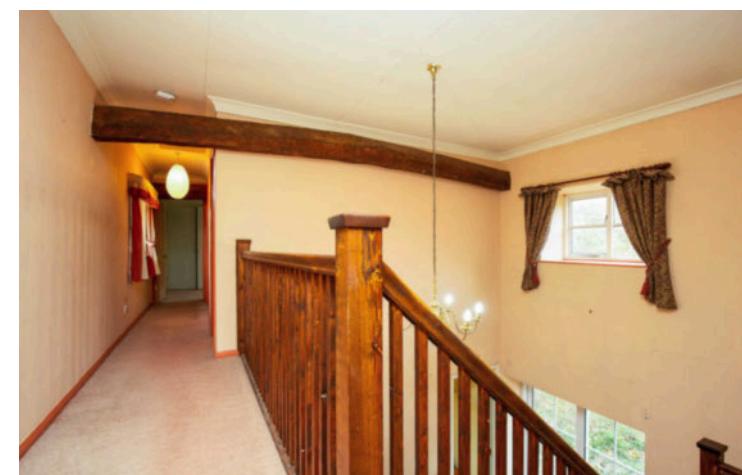
## LOCATION

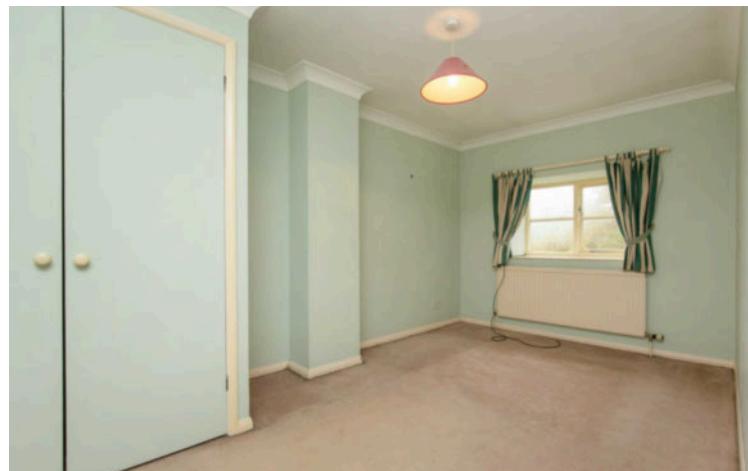
Situated amidst gently undulating countryside, the charming hamlet of Ashton is well placed for access to both Stamford and Peterborough and is nestled between the villages of Bainton and Ufford.

Bainton is a predominantly stone village that grew in medieval times as a farming settlement. The village church is of 13th century origin and the village is popular for its easy access and rural aspect. The charming village of Ufford is noted for its many stone properties dating from 17th and 18th centuries and amenities include a village hall and excellent public house/restaurant.

The well thought of primary schools in Barnack and Helpston offer popular pre-school and feeds secondary education in the Ofsted rated Outstanding state schools in Glinton and Peterborough. Wider Schooling in the area is renowned with Stamford, Oakham, Uppingham and Oundle close by and an excellent choice of state schools are within easy reach also.

The nearby, stone market town of Stamford is renowned for its Georgian architecture and regularly appears as a





prime location within various national newspaper "best places to live" features. There is a weekly Friday Market and a fortnightly Farmers' Market. There are also a great variety of restaurants, hotels and boutique shops to explore.

#### **TENURE**

Freehold for sale by private treaty.

#### **POSSESSION**

Vacant possession upon completion.

#### **VIEWING**

Strictly by appointment through Digby and Finch.

#### **PLANS**

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

#### **LOCAL AUTHORITY**

Peterborough City Council  
Council Tax Band G

#### **AGENTS NOTES**

The property is currently subject to probate, further details of which can be obtained via the agent.

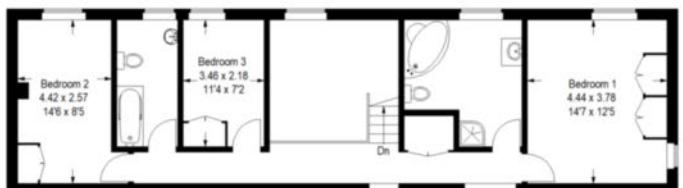
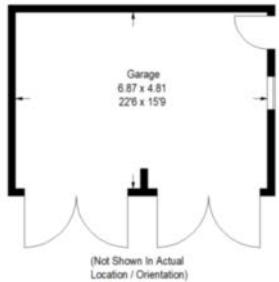


**Digby & Finch**

8 St Mary's Hill, Stamford, PE9 2DP  
Telephone: 01780 758 090  
stamford@digbyandfinch.com  
digbyandfinch.com

## Barn Lodge, Ashton, PE9 3BA

Approximate Gross Internal Area = 220.6 sq m / 2374 sq ft  
 Sheds = 24.9 sq m / 268 sq ft  
 Garage = 32.9 sq m / 354 sq ft  
 Total = 278.4 sq m / 2996 sq ft



First Floor

□ = Reduced headroom  
below 1.5 m / 5'

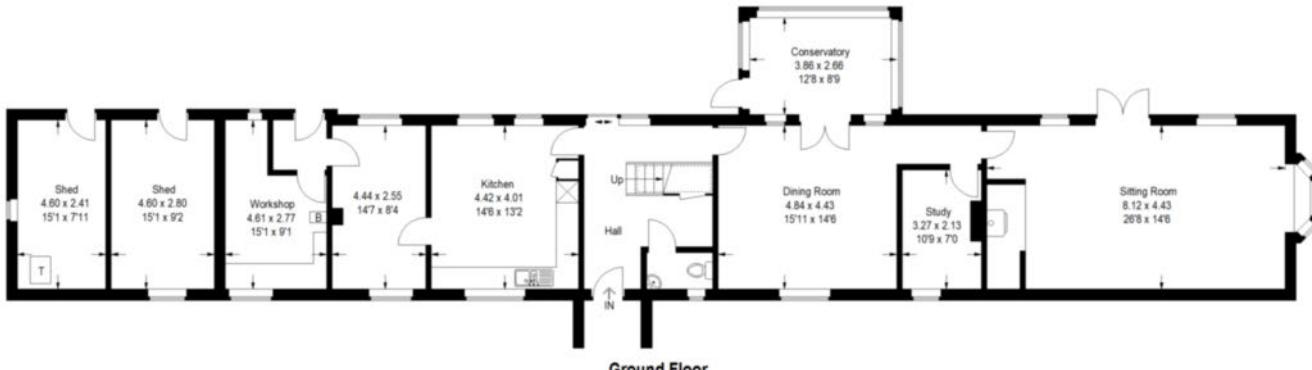


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