



Ivy Cottage, Mill Lane  
Tallington, Stamford, PE9 4RR

**Price Guide £565,000**

**Richardson**

# Ivy Cottage, Mill Lane

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Nestled in the charming Mill Lane of Tallington, Stamford, this detached period house is a true gem waiting to be discovered. Boasting 3 reception rooms and 4 bedrooms spread across 2,273 sq ft, this property offers ample space for comfortable living and the growing family.

As you step inside, you'll be greeted by a home filled with character and warmth. The extended sunroom with a vaulted ceiling and air conditioning is the perfect spot to relax, unwind and enjoy the views over the garden. The kitchen breakfast room featuring a Rayburn stove and larder is a delightful space for culinary creations and a great space for entertaining. The utility room is tucked away and there is also a separate cloakroom. The living room is a cosy retreat with a wood-burning stove, perfect for chilly evenings. The master bedroom comes complete with a dressing room and cloakroom, adding a touch of luxury to everyday life. Additionally, there are 3 more bedrooms and 2 bathroom/shower rooms, ensuring everyone has their own space.

A unique feature of this property is the original extension over the garage in the 80's which was originally designed and built as a separate 2-bedroom annex with its own stairs. This area was integrated into the main house in the 90's but still has its own electric board and immersion heater, enabling this space to be reinstated as an independent living area or an Airbnb subject to obtaining any planning, with the garage below becoming a kitchen/living space if required.

An integral garage and double gates to the side providing off road parking. The large, beautifully maintained gardens spanning approximately 0.28 acres offer a southerly aspect, backing onto open paddock land, ideal for enjoying sunny days outdoors and BBQ's.

Don't miss the opportunity to make this house your home, where history meets modern comfort in a picturesque setting.

Reception hall  
17'7" x 5'9" (5.37m x 1.76m )





Inner hall

Utility

5'9" x 5'10" (1.76m x 1.78m)

Cloakroom

Kitchen area

25'3" x 72" (7.7m x 2.2m)

Larder

6'2" x 6'2" (1.9m x 1.9m)

Dining area

16'4" x 13'1" max (5m x 4m max)

Sun room

16'4" x 10'7" (5m x 3.25m)

Living room

21'7" max x 16'9" max 10'4" min (6.6m max x 5.13m max 3.16m min)

First floor landing

Master suite

Walk through dressing room

12'0" x 8'11" to wardrobes (3.66m x 2.72m to wardrobes)

Bedroom

12'11" x 11'0" (3.96m x 3.36m)

Ensuite cloakroom

Bedroom

10'4" x 9'10" (3.17m x 3m)

Shower room

9'6" x 6'1" (2.9m x 1.87m)

Side landing

Bedroom/study

10'5" x 9'10" (3.2m x 3m)

Bedroom

10'5" x 7'10" (3.18m x 2.4m)

Bathroom

6'2" x 5'10" (1.88m x 1.8m)

## External details

The property extends to a plot of approximately 0.28 acre with a private south south east aspect backing onto open fields. The gardens are predominantly laid to lawn with variety of shrubs, mature trees and hedging. Within the gardens is a purpose built summer house currently used as a studio, as well as a pergola with seating area and further patio areas. There is also a covered side pathway providing access to the brick built garden/wood store.

## Services

All main services are connected with oil central heating

## Communications

According to Open Reach Superfast Fibre Broadband is available to the the property. Mobile communication is available via EE, Three, O2 & Vodafone according to Ofcom.

## Council Tax Band

South Kesteven District Council - Council Tax Band E.

## Viewing

Strictly by appointment with Richardson  
01780 762433







## Floor Plan

Approx Gross Internal Area  
225 sq m / 2425 sq ft



## Ground Floor

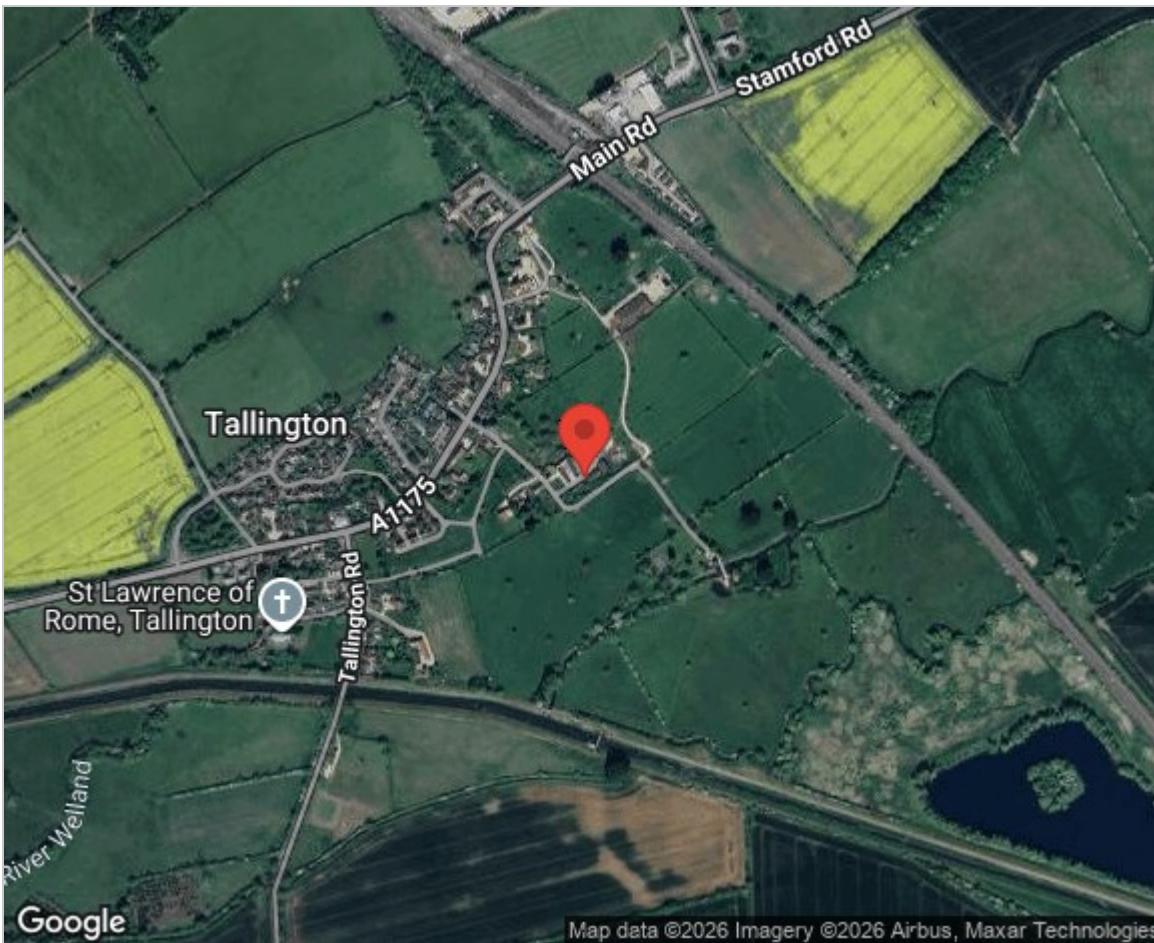
Approx 139 sq m / 1496 sq ft

## First Floor

Approx 86 sq m / 929 sq ft

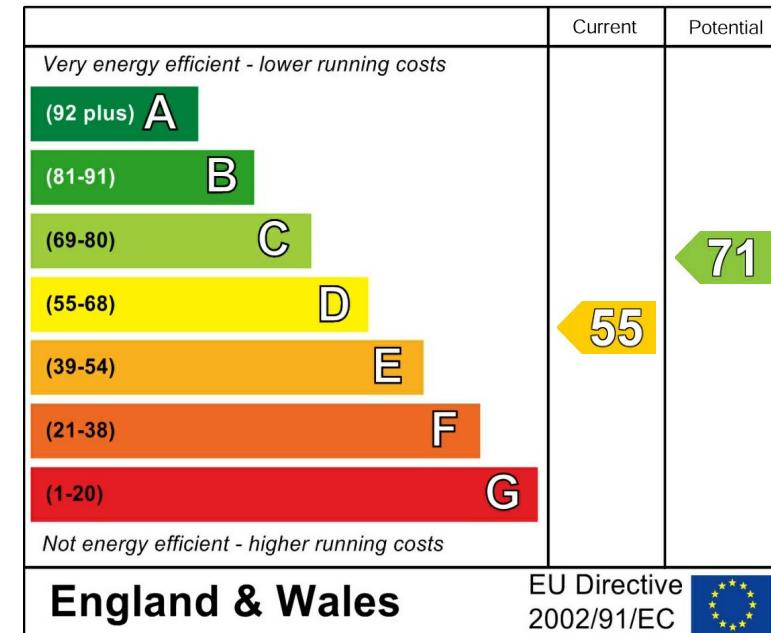
This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.

## Area Map



## Energy Efficiency Graph

### Energy Efficiency Rating



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