



57 WEST STREET

KING'S CLIFFE



KING WEST





KING WEST

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A stunning, unlisted four-bedroom family home full of character, featuring flexible living accommodation, off-road parking and a south-facing secure garden, located in the sought-after conservation village of King's Cliffe.

57 West Street

King's Cliffe, PE8 6XB

Stamford 8 miles, Oundle 9 miles, Peterborough 14 miles (direct trains to London Kings Cross from around 46 minutes). (All distances and times are approximate).

- Unlisted, 18th century property built of stone under a Collyweston slate roof
- Contemporary, open-plan kitchen-living-diner with direct access to garden
- Entrance hall with coat storage and convenient ground-floor WC
- Principal ground-floor bedroom served by a well-appointed bathroom
- Further ground-floor bedroom/ home office ideal for flexible living
- Two further first floor bedrooms with family bathroom
- South facing secure garden enjoying countryside views
- Electric gated, off-road parking with space for two vehicles
- Situated in the sought-after village of King's Cliffe

Nestled in the heart of the sought-after village of King's Cliffe, this unlisted, 18th century home exudes character and charm.

Situation

57 West Street is situated within the conservation area of the sought-after village of King's Cliffe. The village is almost equidistant between the Georgian market town of Stamford to the north and the market town of Oundle to the south. Kings Cliffe has a church, primary school, doctors surgery, tennis courts and activity complex, a public house (The Cross Keys Inn), café and village shop.

Kings Cliffe is accessible to the Cathedral City of Peterborough, with excellent shopping and leisure facilities, and a mainline station with frequent train services to London Kings Cross taking some 46 minutes. The A1 lies approximately five miles to the east and gives access to the north and south and the A47 lies to the north giving access to the east and west.

Excellent schooling is available in Stamford, Uppingham, Oundle and Oakham. Leisure facilities include golf at Luffenham Heath, Burghley and Greetham Valley. Rutland Water is nearby and has sailing, cycling and fishing. Kings Cliffe enjoys direct access to Fineshade woods, with cycling, running and walking tracks.

Description

Nestled in the heart of the sought-after village of King's Cliffe, this unlisted, 18th century home exudes character and charm. Boasting light-filled interiors and a south-facing garden.

Stepping inside, the property opens to a welcoming entrance hallway, complete with convenient coat storage and a WC positioned to the left. To the right, a versatile ground-floor bedroom provides an ideal space for a guest room, home office, or additional reception space.

To the rear of the property, a modern open-plan kitchen-living-dining area forms the heart of the home. The newly fitted kitchen is complete with integrated appliances. This bright and spacious room provides an ideal setting for family life or entertaining. French doors open directly onto the garden, allowing natural light to pour in while creating a seamless connection between indoor and outdoor living. Adjacent, the sitting room flows naturally from the kitchen, offering a cosy and inviting space.

The principal bedroom, situated on the ground-floor, also has deep-set windowsills reflecting the property's period character. A well-appointed bathroom with bath and overhead shower, also serves the ground-floor.

Ascending the staircase to the first floor, the landing is spacious, adorned with attractive beamwork. There are two further double bedrooms, one room benefits from stunning views over the garden and countryside beyond, while the other features exposed beams and unique storage area. A second well-appointed bathroom serves this floor, with useful eave space for additional storage.

Outside

57 West Street is accessed from a pedestrian gate off West Street. A path leads down to a shared courtyard from which a gate opens into the south-facing, rear garden. The garden has been thoughtfully designed for low maintenance living, creating a practical yet inviting outdoor space.

A dining terrace, opening directly from the kitchen-diner through French doors, provides an ideal setting for entertaining, while the remainder of the garden is laid to lawn and enjoys far-reaching views over the surrounding countryside, offering a serene backdrop.

To the rear, an electric gated driveway, accessed via Church Walk, provides off-street parking for two vehicles and benefits from fenced pathway leading directly to a pedestrian gate providing convenient access into the garden.





General Remarks

Council Tax

Band C

Directions

From Stamford, take the A43 signposted Kettering. Pass through the village of Easton on the Hill and, in the village of Collyweston, take the left turn just past The Collyweston Slater public house. At the next T-junction, turn left onto the A47, then take the first right to King's Cliffe. Continue through the village along Park Street and, at the Crossroads, turn right onto West Street. 57 West Street is located on the left-hand side.

Fixtures and Fittings

Only those mentioned in these sales particulars are included in the sale. All others, such as curtains, light fittings and garden ornaments, are specifically excluded but may be available by separate negotiation.

Services

Mains water, electricity, gas and drainage are connected. Gas central heating. None of the services have been tested by the agents.

Tenure

Freehold

Rights of Way, Easements, Way Leaves, Covenants

The property will be sold subject to the benefit of all existing rights, both public and private including rights of way, supply of drainage, water abstraction, electricity supplies and other rights, covenants, restrictions and obligations, quasi-easements and all wayleaves, whether referred to or not.

It may be necessary for rights and reservations to be made to provide services, access and maintenance to the properties if the property is not sold as a whole.

Statutory Authority

North Northamptonshire Council: 0300 126 3000

Viewing

The property may only be inspected by prior arrangement through King West

What Three Words

label.embers.narrowest

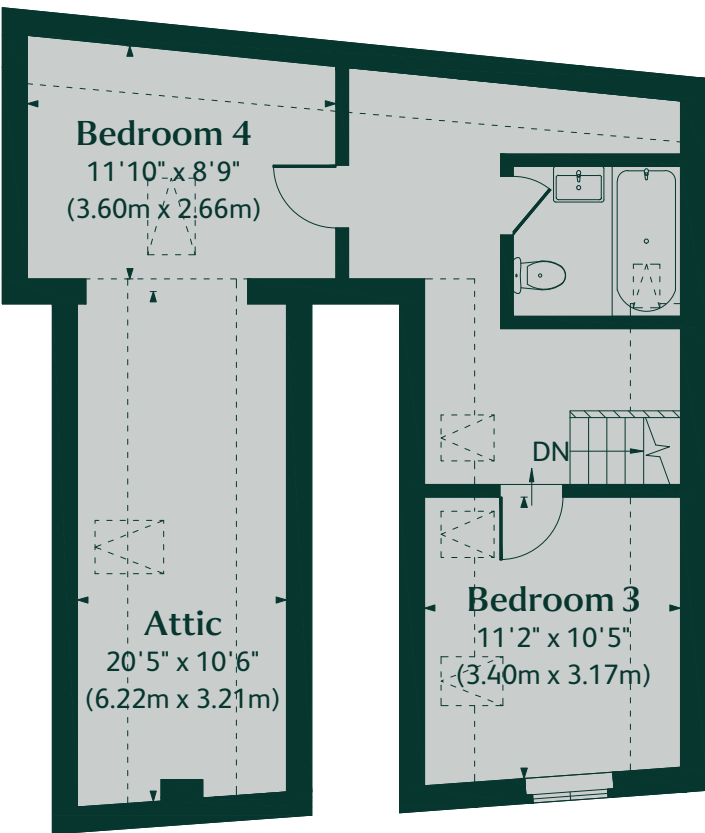
Floorplans

Approximate Gross Internal Area = 142 sq.m/1528 sq.ft

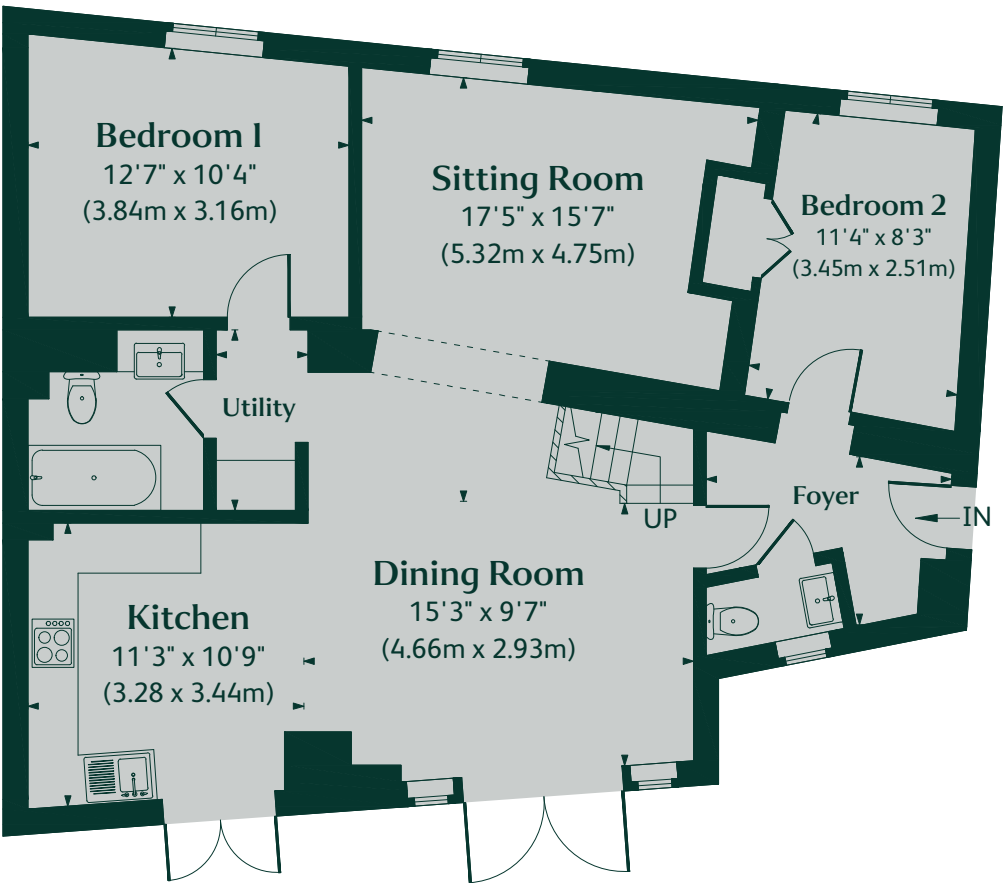
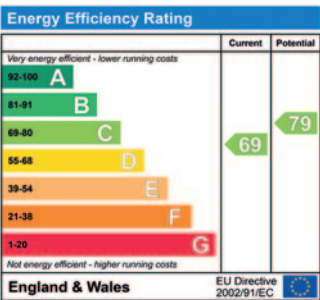
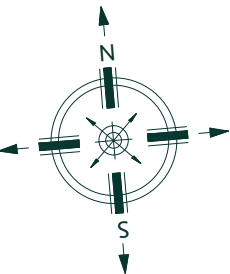
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First Floor



Ground Floor



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