



55 WEST STREET

KING'S CLIFFE



KING WEST





KING WEST

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

55 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 period property built of stone beneath a Collyweston slate roof
- Modern, open-plan kitchen-living-diner with integrated appliances
- Utility room, ground-floor shower room with WC, and cloakroom
- Characterful sitting room complete with log burner
- Versatile ground-floor bedroom
- Underfloor heating throughout the ground floor
- Two further ensuite double bedrooms with built-in storage
- Electric gated, off-road parking with space for two cars
- South-facing secure garden with dining terrace
- Nestled in the beautiful village of King's Cliffe, with countryside views

Built in the 18th century from stone beneath a Collyweston slate roof, this attractive home seamlessly blends period charm with modern conveniences.

Situation

55 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

Built in the 18th century from stone beneath a Collyweston slate roof, this attractive home seamlessly blends period charm with modern conveniences. Nestled in the heart of the conservation village of King's Cliffe, the property enjoys a peaceful setting with countryside views and a south-facing garden.

Upon entering, you are welcomed into a charming entrance hall, where a panelled wall cleverly conceals doors leading to a convenient ground-floor shower room with WC, and a modest cloakroom. Adjacent, a versatile ground-floor bedroom offers an ideal space for guests or a home office, complete with fitted shelving.

To the front of the property lies the sitting room. Large windows, with window seats, overlooking the picturesque West Street frame a striking log burner, creating a cosy atmosphere, character is further enhanced by exposed beams.

Returning through the entrance hall, stone flooring sweeps into the impressive open-plan kitchen-living-diner. Flooded with natural light from the rooflights and expansive bi-fold doors, the space enjoys breathtaking views across the garden and into the surrounding countryside beyond. The contemporary kitchen is fitted with integrated appliances, generous work surfaces, and ample space for dining, creating a wonderful setting for both everyday living and entertaining. A utility room is neatly tucked away, providing additional storage along with plumbing for a washing machine and tumble dryer, while French doors open onto the side terrace.

The staircase rises from the hallway, with a useful understairs cupboard, leading to the first floor. The spacious, principal bedroom is a tranquil retreat, complemented by a fitted wardrobe providing convenient storage. An elegant arched doorway opens into the ensuite shower room, appointed with dual sinks and a rainfall shower. A further double bedroom, with exposed beams and deep-set windowsills, also benefits from a fitted wardrobe and ensuite shower room.

Outside

55 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 bi-fold 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 a pedestrian gate providing convenient access directly 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. 55 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.

Planning Permission

A full planning application was made to North Northamptonshire Council to add a utility / boot room to the side of the kitchen, under planning reference NE/24/00239/FUL.

Statutory Authority

North Northamptonshire Council: 0300 126 3000

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.

Services

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

Tenure

Freehold

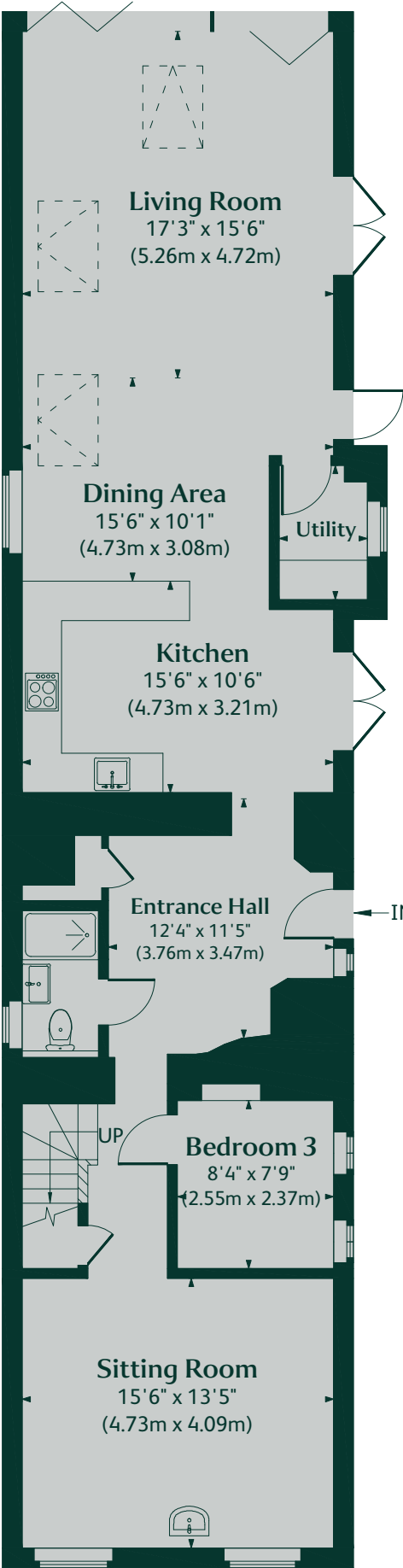
Viewing

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

What Three Words

shifts.faster.dragons

Floorplans



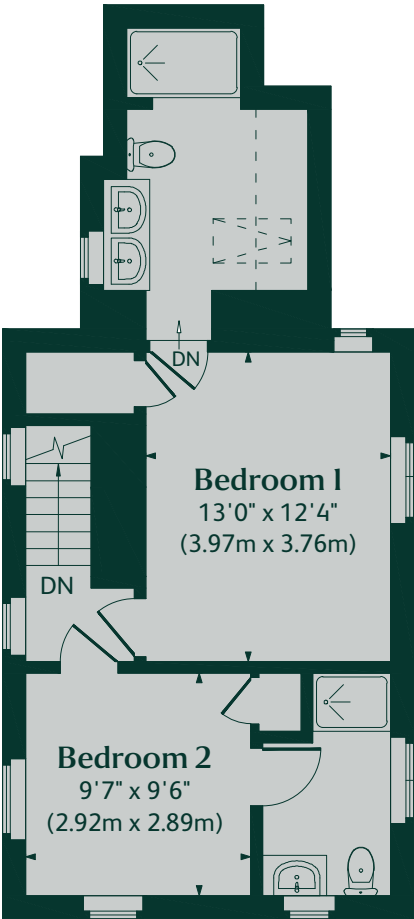
Ground Floor

Approximate Gross Internal Area = 153 sq.m/1644 sq.ft

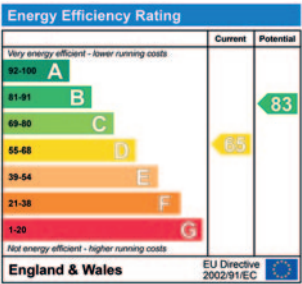
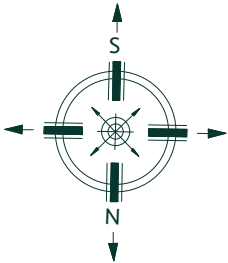
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First Floor





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