



## 8 FARRIERS WAY

Carlby, Stamford, Lincolnshire, PE9 4NG



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*Tucked away in the corner of a small development sits this beautifully appointed detached family home which offers spacious accommodation, a delightful south facing rear garden and the most wonderful views across open farmland. The accommodation offered includes a large open plan dining kitchen, a large lounge, a great cinema room, home office, four bedrooms and two bathrooms.*

### GROUND FLOOR

A welcoming hallway with tiled floors provides a great first glimpse of what is to come.

To the left is a large sitting room which is dual aspect to the front and rear, the latter being a large picture window framing the fabulous views of the stone garden wall and the far-reaching views beyond. For cooler evenings, the open fireplace gives a lovely focal point to the room.

The large dining kitchen offers a vast array of contemporary wall and floor standing cabinets which are complemented by white quartz work surfaces. Integrated appliances include multi-function ovens, a 5-ring gas hob with extractor over, a dishwasher and a wine fridge.

The spacious dining area makes for a great entertaining space with bi fold doors opening onto the fabulous garden and really taking in those open countryside views beyond.

From a practical perspective, the utility room is directly off the kitchen and offers further storage plus space for white goods and access to the outside.

Back in the hallway, useful understairs storage cupboards provide lots of space for coats and shoes and opposite is a refitted cloak room with loo and wash hand basin.

Beyond the staircase is a home office and following on a generous storage space. This area then opens to a great entertainment room, currently being used as a full cinema room. This room was originally a double garage and could be reinstated as such should this be preferred.





Up on the first floor there are four bedrooms, each of which have a full range of inbuilt wardrobes and storage.

The principal bedroom also has an en suite shower room with tiled floor, partially tiled walls, a shower, loo and a wash hand basin.

The three further bedrooms share a family bathroom which again has a tiled floor, partially tiled walls, a panelled bath with shower over, a wash hand basin set onto a vanity cupboard, and a loo.

## OUTSIDE

The property is accessed by a small shingle driveway which opens onto a large driveway with parking for 4/5 vehicles.

To the rear of the property is a south facing fully enclosed rear garden which was relandscaped just last year. A large porcelain stone terrace runs along the length of the property with a neat lawn beyond. Pretty borders add further interest along with the low dry-stone wall which runs along the far boundary. A further seating area sits in the far corner of the garden.

## FINER DETAILS

### Services

Mains water, electricity and drainage are understood to be connected. There is gas fired central heating. (Calor)

### Local Authority

South Kesteven District Council  
Council Tax Band - E

### Tenure

Freehold for sale by private treaty.

### Possession

Vacant possession upon completion.

### Viewing

Strictly by appointment through Digby & Finch Estate Agents.





#### 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.

### LOCAL AMENITIES

The pretty village of Carlby is situated some 6 miles from Stamford and 7 miles from Bourne.

This thriving village has lots to offer with a village hall hosting a pub and quiz night among other village activities. There is a variety of clubs to enjoy such as tennis courts, bowling green, book club, gardening clubs, exercise groups etc. St Stephens Church offer regular Church services with Sunday club once a month.

There are many delightful country walks, one of which takes you to the 6 Bells pub in the nearby village of Witham on the Hill renowned for its warm reception and delicious menu. There are numerous highly regarded schools for all ages both state and private all within an easy drive.

Further afield, the beautiful Georgian market town of Stamford offers a wide selection of shopping and leisure along with fabulous landmarks such as Burghley House and The George Hotel.

Bourne is a small market town, again, offering a variety of shops and leisure facilities and highly regarded Bourne Grammar school.



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## 8 Farriers Way, Carlby, PE9 4NG

Approximate Gross Internal Area = 170.8 sq m / 1838 sq ft

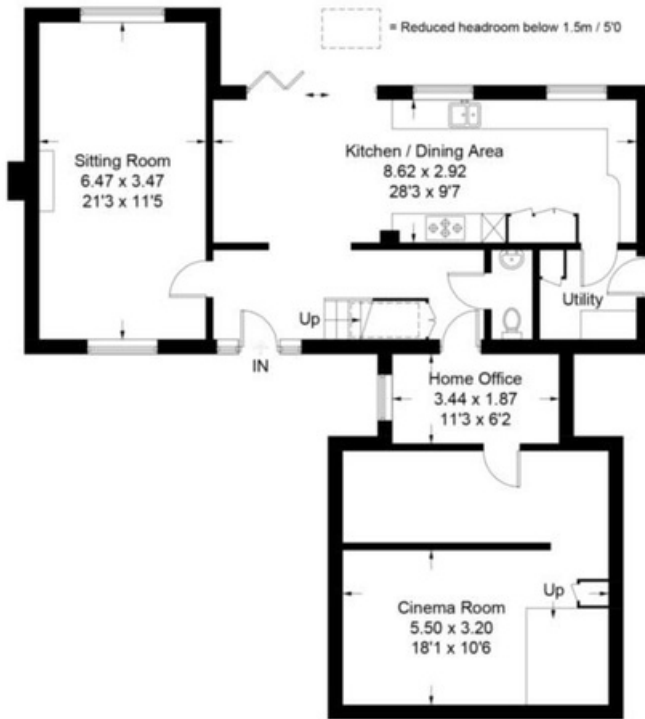


Illustration for identification purposes only, measurements are approximate, not to scale. Through-the-lens.co.uk © 2023.

| Energy Efficiency Rating                    |         |                         |
|---------------------------------------------|---------|-------------------------|
|                                             | Current | Potential               |
| Very energy efficient - lower running costs |         |                         |
| (92-100) <b>A</b>                           |         |                         |
| (81-91) <b>B</b>                            |         | 81                      |
| (69-80) <b>C</b>                            |         | 70                      |
| (55-68) <b>D</b>                            |         |                         |
| (39-54) <b>E</b>                            |         |                         |
| (21-38) <b>F</b>                            |         |                         |
| (1-20) <b>G</b>                             |         |                         |
| Not energy efficient - higher running costs |         |                         |
| England, Scotland & Wales                   |         | EU Directive 2002/91/EC |



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