



Howes Barn

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KINGS CLIFFE

**HOWES BARN, 62, WOOD  
ROAD KINGS CLIFFE,  
PETERBOROUGH, PE8 6XF**

Offered for sale with no onward chain, Howes Barn is an unlisted and very charming stone barn conversion occupying a private setting within the heart of King's Cliffe. Requiring updating throughout, the property presents an exciting opportunity to create a beautifully refined village home of considerable character and scale.

Constructed of local stone and rich in original character, Howes Barn enjoys exposed stonework and timbers that bring warmth and authenticity throughout the house. While now requiring updating and refurbishment, the property offers a rare opportunity to create a truly individual home, allowing the next owner to sympathetically enhance and create a home of genuine charm within this delightful and well provisioned village setting.



# Step Inside

A bright vaulted entrance hall forms the heart of the home, with the principal rooms flowing naturally from it and immediately reflecting the warmth and character found throughout the property.

The breakfast kitchen is both practical and well-proportioned, with a separate utility room adjoining, while the dining room leads through to a comfortable dual-aspect sitting room centred around an impressive inglenook fireplace. A study can be found at the end of the hallway, ideally located away from the hub of the home allowing a quiet space to study or work from home. Completing the ground floor accommodation is a guest cloak room and a large storage cupboard ideal for coats and shoes.



## And so to bed...

Ascending the staircase to a galleried landing area, there are four generous double bedrooms, including a principal bedroom with en suite shower room, together with a large family bathroom, an airing cupboard plus a very large storage cupboard.



## Step Outside

Outside, mature walled gardens wrap beautifully around the house, creating a wonderfully private setting with established planting, secluded seating areas and hidden corners to enjoy throughout the seasons. Tucked away beyond a beech hedge, a stone outbuilding waits to be discovered.

To the front of the property a private driveway provides ample parking and leads to an oversized single garage.



## Local Amenities

Kings Cliffe is an attractive and well-served village, offering a village store, post office, public house, church and GP surgery.

Surrounded by unspoilt countryside, the area provides a variety of scenic walks and rural pursuits. The location is particularly well placed, with Stamford just ten minutes away and Oundle and Uppingham within a fifteen-minute drive. Nearby Rutland Water offers picturesque walking and cycling routes, ideal for those who enjoy outdoor activities.

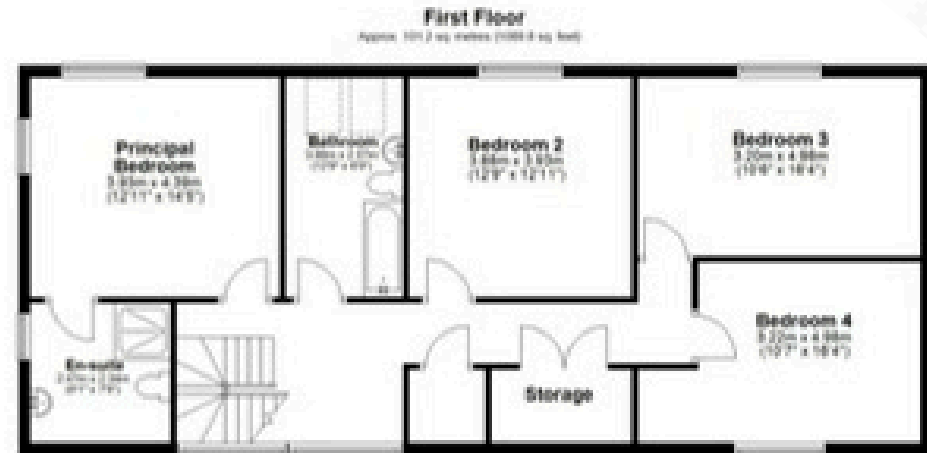
Fineshade Woods, part of the historic Rockingham Forest, lies close by and provides immediate access to miles of woodland trails and natural beauty.

The village is well connected for highly regarded schools including Kings Cliffe Endowed, Oundle, Stamford, Uppingham and Oakham. The market towns of Oundle and Stamford lie approximately eight miles away, while Peterborough provides direct rail services to London in around 50 minutes.

Excellent road connections via the A1 and A14 offer convenient access to the wider region.



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.



## Floorplan

**Internal Area Approx:** 243.9 sq m / 2625 sq ft

Ground Floor: 142.6 sq m / 1535.2 sq ft

First Floor: 101.2 sq m / 1089.8 sq ft

Garage: 18.6 sq m / 201.7 sq ft

Garden Store: 16.5 sq m / 156.7 sq ft

## Services

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

## Fixtures & 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 Vendor's right to the removal of, or payment for, as the case may be, any such fittings, etc. whether mentioned in these particulars or not.

## Finer Details

**Local Authority:** East Northamptonshire County Council

**Council Tax Band:** F

**Tenure:** Freehold

**Possession:** Vacant upon completion

**EPC Rating:** |

**EPC Rating Potential:** |



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