



5 Bridge Street

KINGS CLIFFE

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Kings Cliffe, Peterborough, PE8 6XH

Pretty and full of character, this attractive stone-built cottage occupies a lovely position within the sought-after village of Kings Cliffe. Recently refurbished throughout, the property combines its period features with a fresh contemporary finish, creating a comfortable home with an easy, relaxed feel.

With replacement windows and doors installed in 2024, together with a newly fitted kitchen and bathroom, the cottage is ready to enjoy from the outset. Its manageable proportions, enclosed courtyard garden and excellent setting make it equally well suited as a permanent home or a peaceful weekend retreat.

The cottage opens into a charming open-plan sitting and dining room, where original character sits comfortably alongside more contemporary touches. Exposed beams, wooden flooring and traditional detailing give the room a lovely sense of warmth, while the wood-burning stove provides a natural focal point and a cosy setting for evenings at home.

There is ample space for both comfortable seating and a dining table, making this a sociable room which works equally well for everyday living or entertaining.







To the rear, the recently refitted kitchen has been designed with a clean, contemporary finish, incorporating attractive cabinetry, quality work surfaces and integrated appliances. It is a practical yet sociable space, with direct access to the rear courtyard making it particularly easy to enjoy during the warmer months.

The ground floor has been carefully updated to create a home which feels fresh and uncomplicated, while retaining the features and character which make a period cottage so appealing.





The first floor provides two comfortable double bedrooms and a family shower room.

The principal bedroom is a particularly peaceful room, with good natural light, adding to its appeal. The second bedroom offers useful flexibility, whether required for guests, occasional home working or as a further bedroom for family use.

The recently refurbished shower room completes the first floor, with contemporary suite comprising a large shower, loo and vanity wash basin.



Step Outside

To the rear is an enclosed courtyard garden with a lovely sunny aspect. Private and easy to maintain, it provides plenty of space for outdoor dining, morning coffee or simply enjoying a quiet moment in the sunshine.



Kings Cliffe

Kings Cliffe is a popular village surrounded by attractive countryside and enjoys a strong sense of community, with a useful range of local amenities close at hand. The village is particularly well placed for enjoying the outdoors, with numerous footpaths and country walks nearby and Fineshade Wood and Rutland Water within easy reach.

Stamford, Oakham and Oundle are all accessible for a wider selection of independent shops, cafés, restaurants and leisure facilities, while the surrounding villages provide plenty of opportunities for country walks, cycling and exploring the area.

For those looking for a character property which is easy to manage and ready to enjoy, this charming cottage offers an appealing combination of period character, contemporary comfort and village living.





Services

Mains water, drainage, gas 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: North Northamptonshire County Council

Council Tax Band: D

Tenure: Freehold

Possession: Vacant possession upon completion.

EPC rating: 58 | D

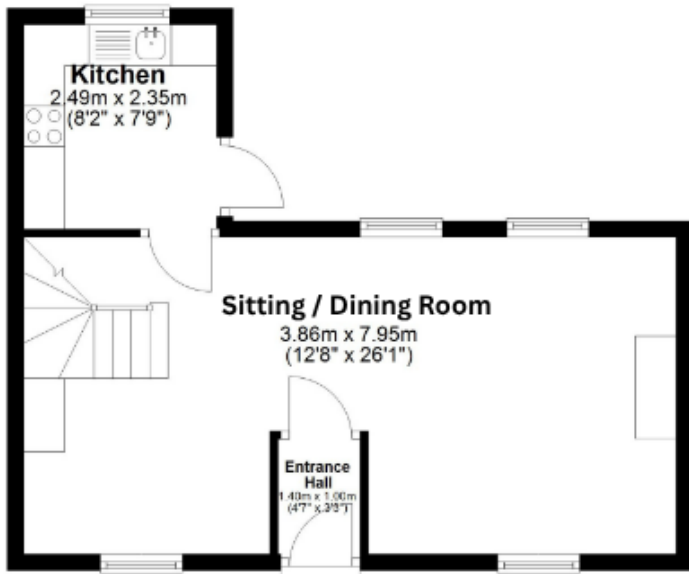
EPC potential: 86 | B

Agent's Note: Cgi images

Floorplan

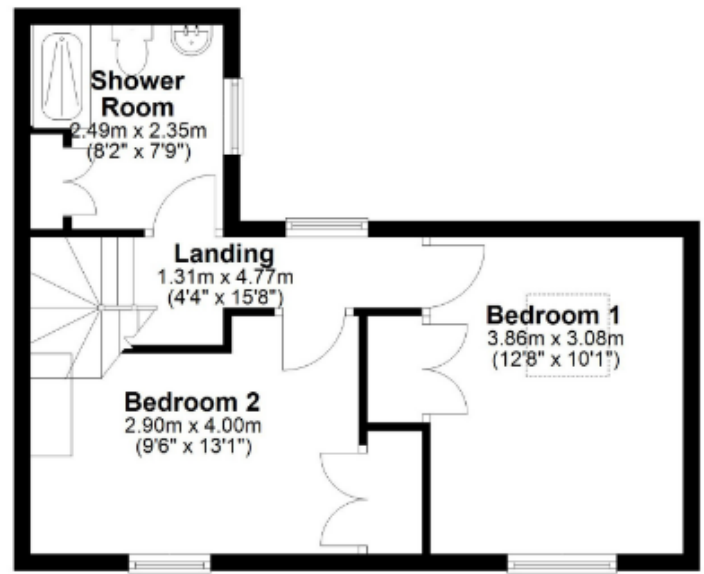
Ground Floor

Approx. 36.8 sq. metres (395.8 sq. feet)



First Floor

Approx. 36.8 sq. metres (395.8 sq. feet)



Total Internal Area Approx: 73.5 sq m / 791.7 sq ft

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.



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