



BRITISH
PROPERTY
AWARDS
2018



GOLD WINNER

ESTATE AGENT
IN STAMFORD



nest
ESTATES



Blatherwycke Road, Bulwick

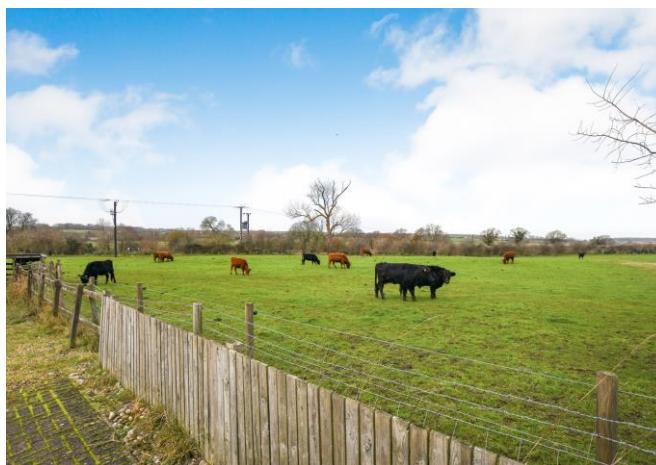
Corby, NN17 3EU

£450,000

SUMMARY

- No Onward Chain
- Single Storey Barn Conversion
- Stunning Field Views
- Idyllic Village Location
- Two Bedroom Detached Barn Conversion
- WC & Shower Room
- Two Double Bedrooms
- Garage & Off Road Parking





***** NO CHAIN *** FIELD VIEWS *****

Beautiful field views surround this two bedroom detached barn conversion. Offering spacious single storey living, comprising; Entrance Hall, Kitchen, Lounge Dining Room, WC, Shower Room, Two Double Bedrooms, Garage, Off Road, Parking & Rear Garden Space.

Holly Berry Barn is located in the beautiful village of Bulwick, nestled in the Northamptonshire rolling countryside between Stamford and Corby. The village contains a church, 17th century Public House, The Queen's Head, and a charming village shop also offering breakfasts, lunches and afternoon tea on the terrace as well as the Bulwick village centre. For further amenities, the local market town of Oundle is approximately seven miles East and similarly Stamford is approximately 10 miles North, offering a wealth of shops and a fabulous selection of leisure facilities, restaurants, cafes, pubs, wine bars, theatre and cinema as well as local weekly markets.

Communication links are excellent with the A43 north connecting to the A47 between the city of Leicester and the Cathedral city of Peterborough, the later with a mainline rail service to London Kings Cross in under an hour, also with access to the A1 accessing north to south of the country. The A43 to the south leads first to Corby and then Kettering where mainline rail services go to London St Pancras International also in less than an hour. From Kettering there is access to the A14 accessing east to west of the country. Educational facilities nearby are excellent with state and private schooling in Oundle, Stamford, Oakham and Uppingham with a number of primary schools available in the neighboring villages and local town of Oundle too. With beautiful countryside walks on your doorstep, for entertainment a little further afield, the recreational facility of Rutland Water, with an array of sailing, fishing, walks and cycling routes as well as the nature reserve, is just 12 miles north. Leisure pursuits, such as golf, are close by at Luffenham Heath, Burghley Park and Elton.

Tenure: **Freehold**

EPC Rating: **G**

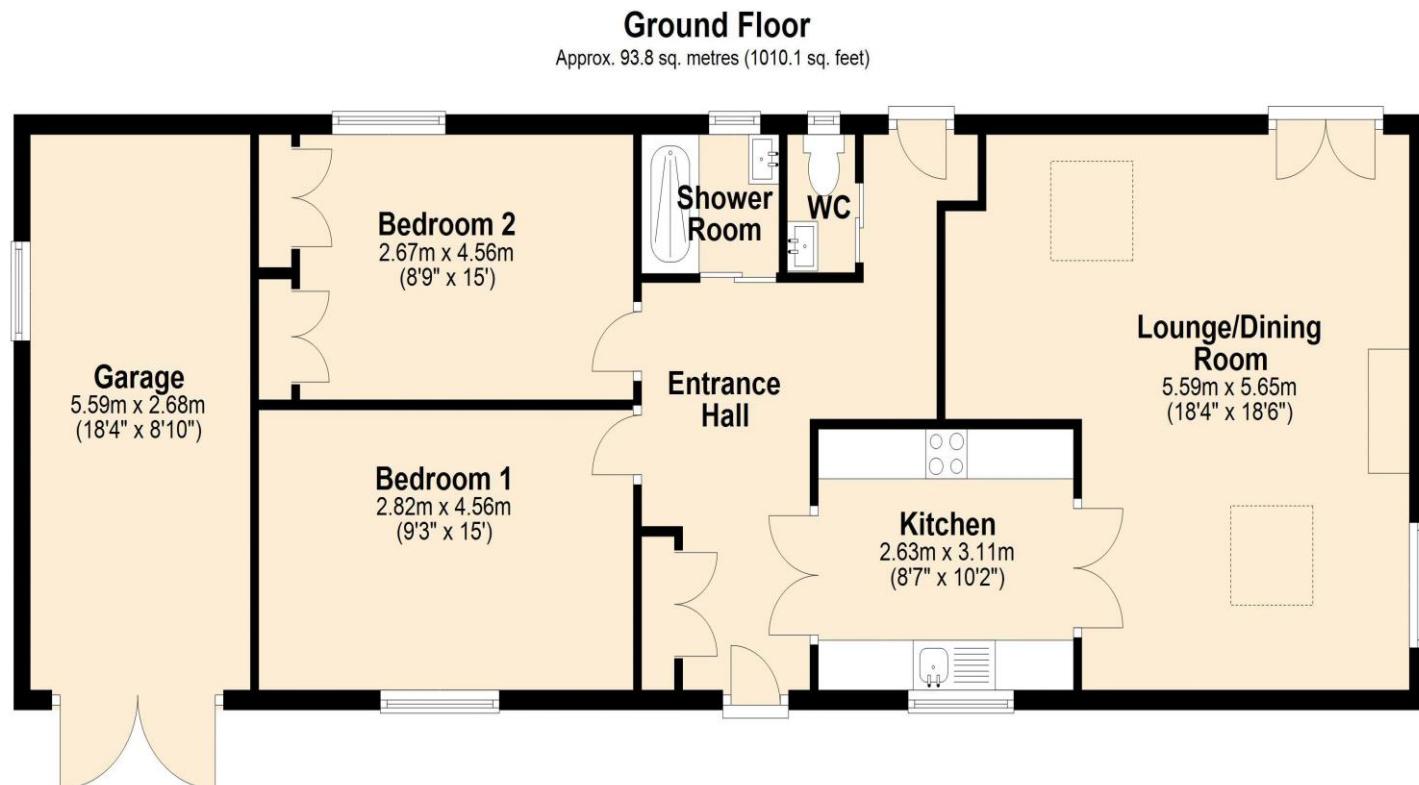
Council Tax Band: **TBC**

Local Authority: **TBC**

Services: **Oil Fired Central Heating**

DISCLAIMER

Money Laundering Regulation: People who intend to purchase will be asked to show us documents to prove their identity. This will allow us to agree the sale and move forward with your purchase as quickly as possible. 2. We do our best to make sure our sales particulars are as accurate and reliable as we can. However, they are a general guide to the property and if something is particularly important to you, we will be happy to check information for you. As regards measurements, the approximate room sizes are intended as a general guide. You must verify dimensions of rooms yourself before ordering any carpets or furniture. 3. As regards services, we have not tested the services or any equipment including appliances in this property. We advise prospective buyers to carry out their own survey, service report before making their final offer to purchase. 4. This sales information has been issued in good faith. However, it does not constitute representation of fact or form part of any offer or contract. The information referred to in these particulars should be independently verified by any prospective buyer or tenant. Neither Nest Estates nor any of its employees has the authority to make or give any representation or warranty whatever in relation to this property.



Total area: approx. 93.8 sq. metres (1010.1 sq. feet)

nest
ESTATES



8-9 Red Lion Street Stamford Lincolnshire PE9 1PA

01780 238110

info@nestestates.co.uk

www.nestestates.co.uk