



01780 672030
eastaway.co.uk

Church Street, Easton On The Hill – PE9 3LL

Stamford

In Excess of £350,000

Church Street

Easton On The Hill, Stamford

Charming Georgian stone cottage. Renovated interior, exposed beams, wood-burning stove, modern kitchen, 2 bedrooms with countryside views. South-facing garden. Peaceful location. No chain. Council Tax band: D

Tenure: Freehold

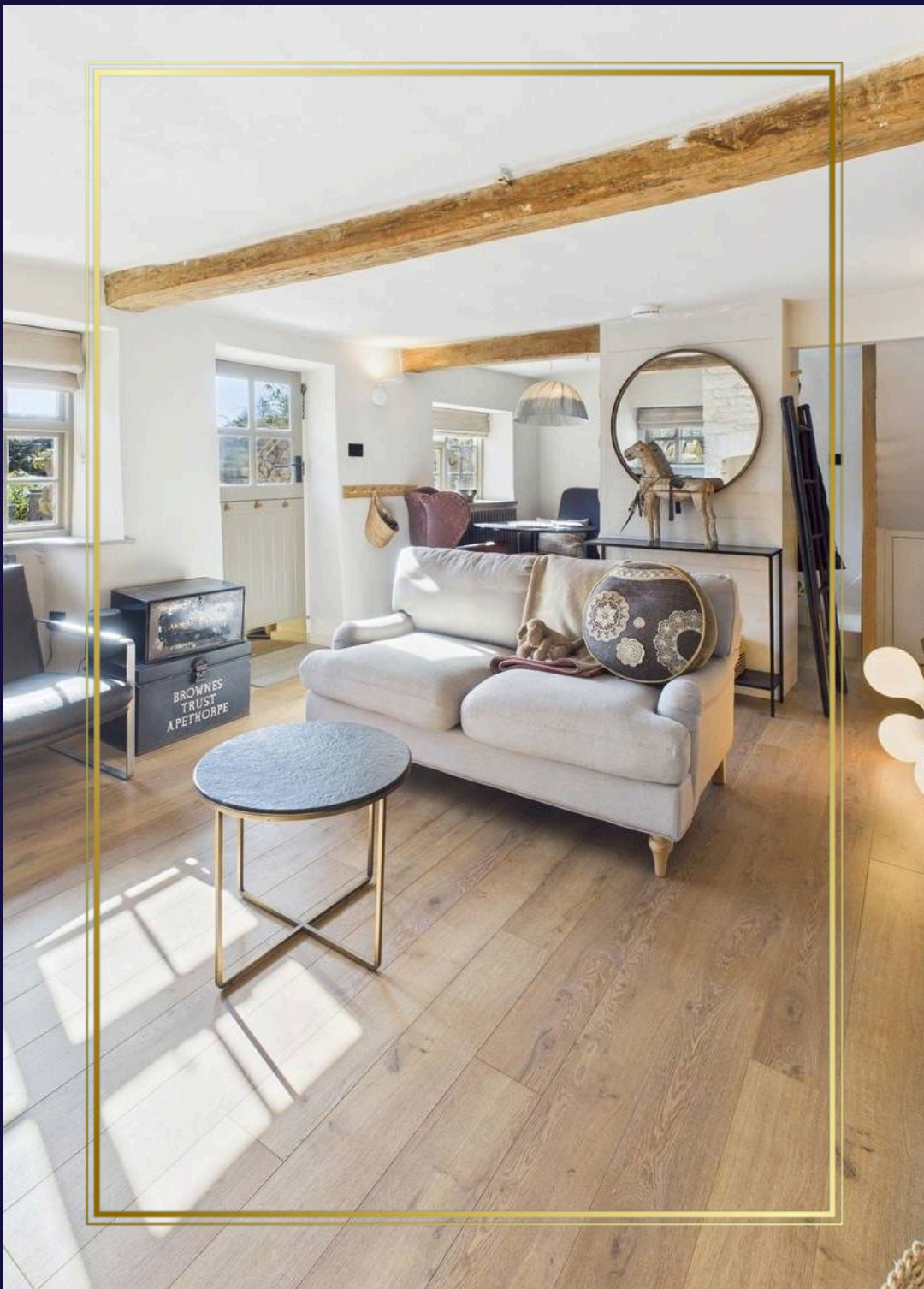
EPC Energy Efficiency Rating: E

EPC Environmental Impact Rating: F

- No onward chain
- Beautifully renovated Georgian detached stone cottage
- Private south-facing garden with stunning countryside views
- Planning permission granted for home office/utility extension
- Contemporary kitchen (renovated in 2020) with integrated appliances
- Stylish bathroom (renovated in 2022) with freestanding bath & rainfall shower
- Collyweston stone roof with maintenance completed in 2025
- Peaceful village location just 5 minutes (approx) from Stamford
- Walking distance to pub, café, village shop & countryside walks



01780 672030
eastaway.co.uk



Church Street

Easton On The Hill, Stamford

Tucked away in the picturesque village of Easton on the Hill, this beautifully renovated detached Georgian stone cottage is full of character, warmth, and style.

The lounge/diner is a stunning space thoughtfully divided to create distinct areas for living and dining. It boasts exposed beams and a wood-burning stove, which add character, while the triple-aspect windows let in plenty of natural light.

The kitchen, fully renovated in 2020, has been cleverly designed to maximise space. The vaulted ceiling adds height, while the large windows flood the room with light and offer wonderful views of the garden. Sleek modern cabinetry and integrated appliances sit effortlessly alongside rustic touches, creating a stylish yet practical space.

Upstairs, there are two charming bedrooms, both featuring vaulted ceilings, exposed beams, and stunning countryside views. The bathroom, updated in 2022, is a beautifully designed space with a freestanding bathtub, rainfall shower, and high-end fittings.

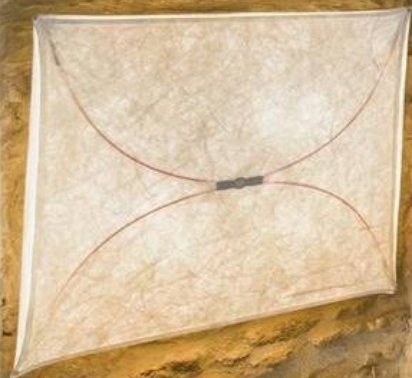
Throughout the home, the original stone walls and beams have been carefully preserved, while modern finishes have been added to create a comfortable and stylish living space. Every window frames a beautiful view, whether it's the rolling countryside, the private garden, or the village church just a short stroll away.

Outside, the south-facing garden is private and peaceful, bordered by traditional stone walls and offering uninterrupted open field views.

Planning permission has been granted to extend the existing stone outbuilding into a home office/utility room, as well as to enhance the indoor living space with French doors to the garden and a bay window with a window seat.







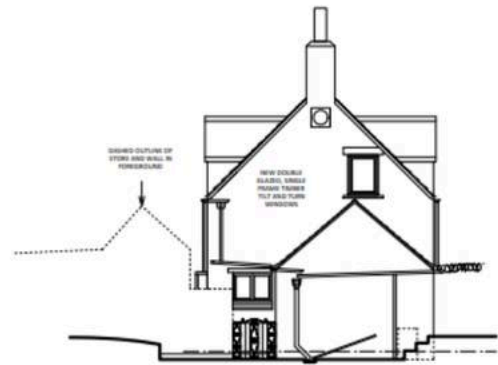




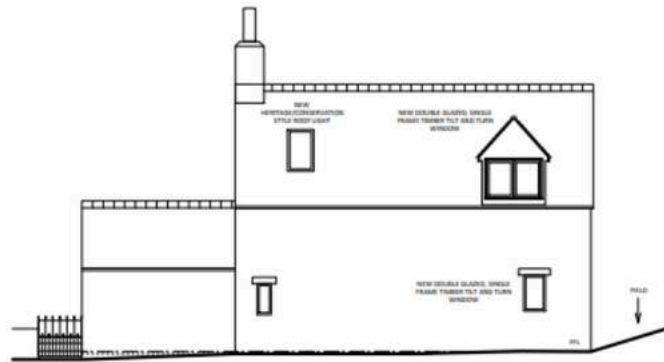
Replacement windows and doors plans - permission granted.



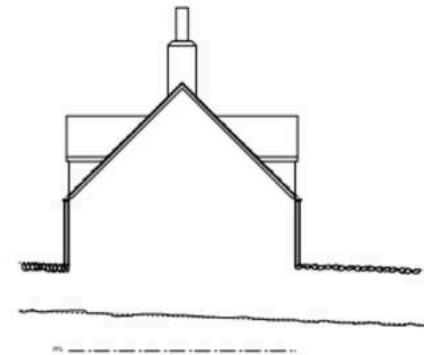
SOUTH ELEVATION (1:100)



EAST ELEVATION (1:100)



NORTH ELEVATION (1:100)

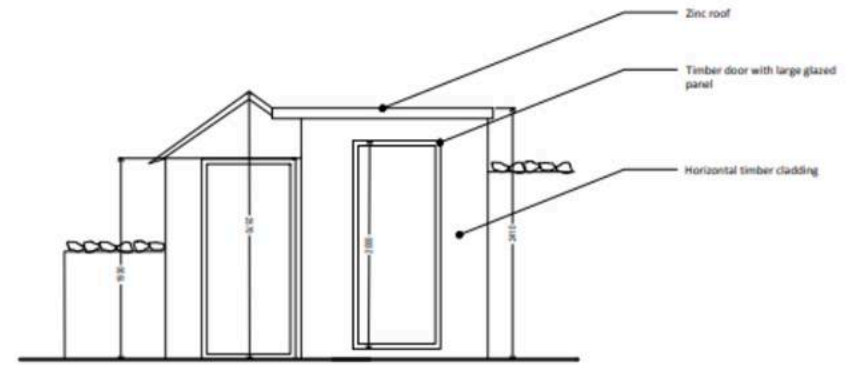


WEST ELEVATION (1:100) - NO CHANGES

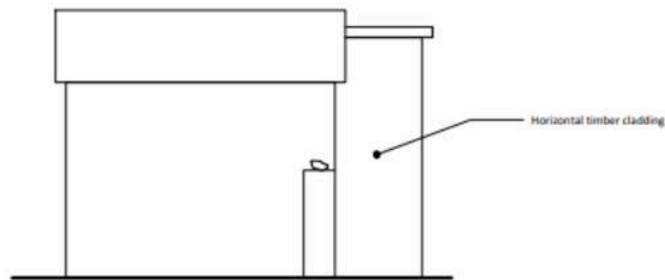
Outbuilding extension - planning permission granted



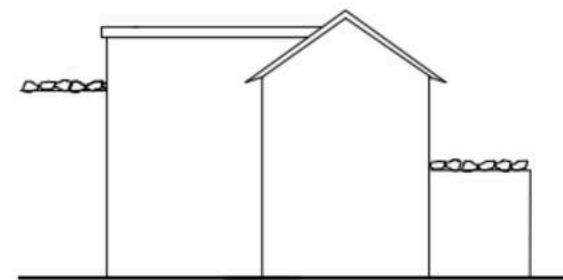
SOUTH ELEVATION (1:50)



WEST ELEVATION (1:50)



NORTH ELEVATION (1:50)



EAST ELEVATION (1:50)

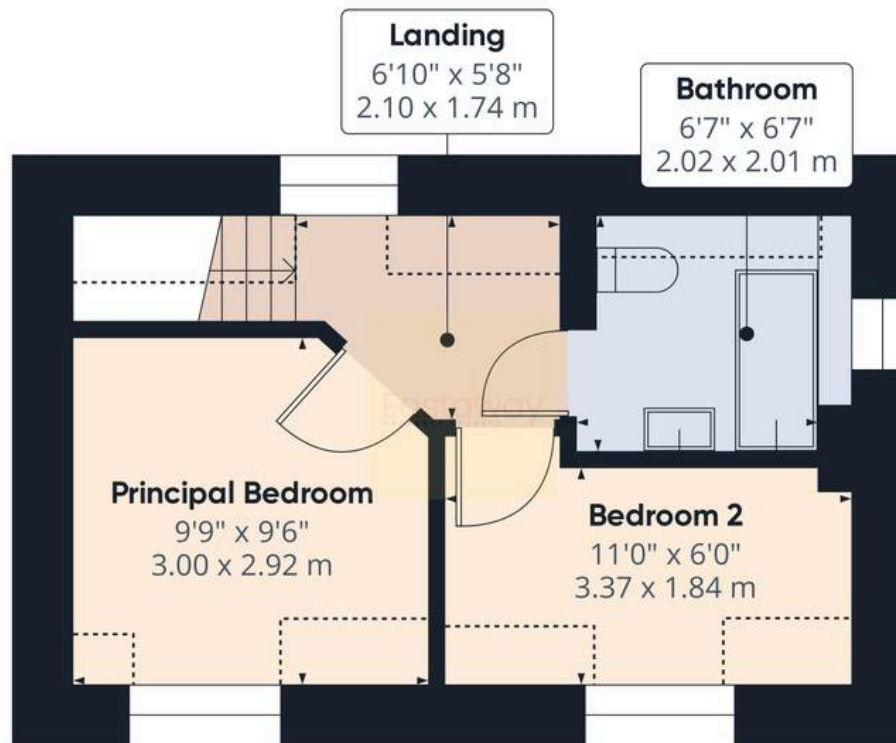








Ground Floor



Floor 1

Approximate total area⁽¹⁾

570.7 ft²

53.02 m²

Reduced headroom

41.98 ft²

3.9 m²

(1) Excluding balconies and terraces

Reduced headroom

----- Below 5 ft/1.5 m

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

Calculations were based on RICS IPMS 3C standard. Please note that calculations were adjusted by a third party and therefore may not comply with RICS IPMS 3C.



Buyer Notice and Disclaimer

Eastaway Property strictly adheres to the Consumer Protection from Unfair Trading Regulations 2008 and the National Trading Standards Estate and Letting Agency Team's guidelines. We endeavour to provide precise and reliable property information, including council tax band, price, tenure, and reservation fees. This document is intended for informational purposes only and does not form part of any offer or contract. Potential buyers are encouraged to verify all property details independently. While Eastaway Property makes every effort to ensure accuracy, we accept no liability for any errors or omissions. The property should not be assumed to have all necessary planning, building regulation consents, or other approvals. Eastaway Property employees are not authorised to make or give any representations or warranties regarding this property or enter into any contract on the property's behalf. Our policy ensures impartial and fair treatment of all prospective buyers. To enhance transparency and comply with legal obligations, prospective buyers must complete identification and anti-money laundering checks, including providing proof of funds and completing a source of funds questionnaire, at the offer stage. A fee of £35 inc VAT per person is applicable for these checks.



01780 672030
eastaway.co.uk

63 Scotgate
Stamford
PE9 2YB