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Orchard Cottage, Barholm – PE9 4RA

Stamford

In Excess of **£850,000**

Orchard Cottage

Barholm, Stamford

Charming extended Georgian home in Barholm, just 5 miles from Stamford. Peaceful countryside setting with spacious interior, cosy living spaces, large kitchen, and private garden with garage gym. Council Tax band: D

Tenure: Freehold

EPC Energy Efficiency Rating: E

EPC Environmental Impact Rating: G

- Off-road driveway parking for multiple vehicles plus an EV charger
- Extended in 2011, and the kitchen and bathroom were renovated in 2023. Beautifully presented throughout.
- Spacious open-plan kitchen/dining area with French doors leading to the garden
- Two elegant reception rooms, both featuring wood-burning stoves
- Large principal bedroom with en-suite and countryside views
- Separate garage with gym/home office, offering versatile extra space
- Expansive private garden with patio, lawn, pond, and picturesque rural views



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Orchard Cottage, Barholm, Stamford

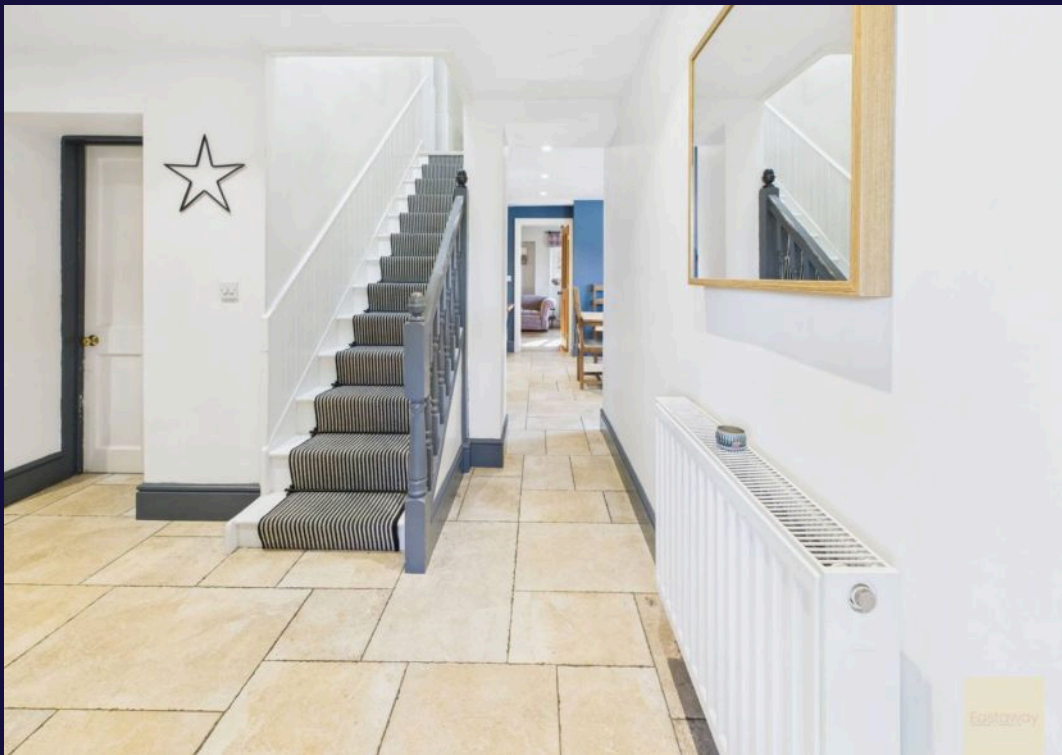
If you're looking for a beautifully presented, character-filled home with plenty of space inside and out, this five-bedroom detached Georgian house in Barholm is one to see. It's the best of both worlds – a peaceful countryside setting, yet just five miles from Stamford and within easy reach of Market Deeping, Bourne, and Peterborough.

From the moment you step inside, this home feels warm, welcoming, and full of personality. The layout is fantastic, offering both cosy retreats and open, flowing spaces perfect for modern family life.

At the front of the house, you will find the snug, a lovely, peaceful space with a log burner, making it the ideal spot to relax with a book or enjoy a quiet evening. But if you're after somewhere all the family can gather together, then step through to the incredible living room, which runs the entire length of the property. With dual-aspect windows letting in loads of natural light and French doors opening straight onto the patio, it's a space that feels bright and airy in the summer and wonderfully cosy in the winter, thanks to another log burner at its heart.

The kitchen is designed for real living—practical, stylish, and perfect for everything from family breakfasts to entertaining friends. With a large range cooker and plenty of space, it's a place where cooking doesn't feel like a chore. The adjoining dining room is equally inviting, with doors leading outside—ideal for summer evenings and weekend brunches in the garden.

Upstairs, the principal bedroom is a fantastic size, complete with its own en-suite shower room. The four additional double bedrooms offer plenty of space for family, guests, or even a home office. The family bathroom, like the kitchen, was renovated in 2023, ensuring the home is beautifully presented throughout.



Orchard Cottage

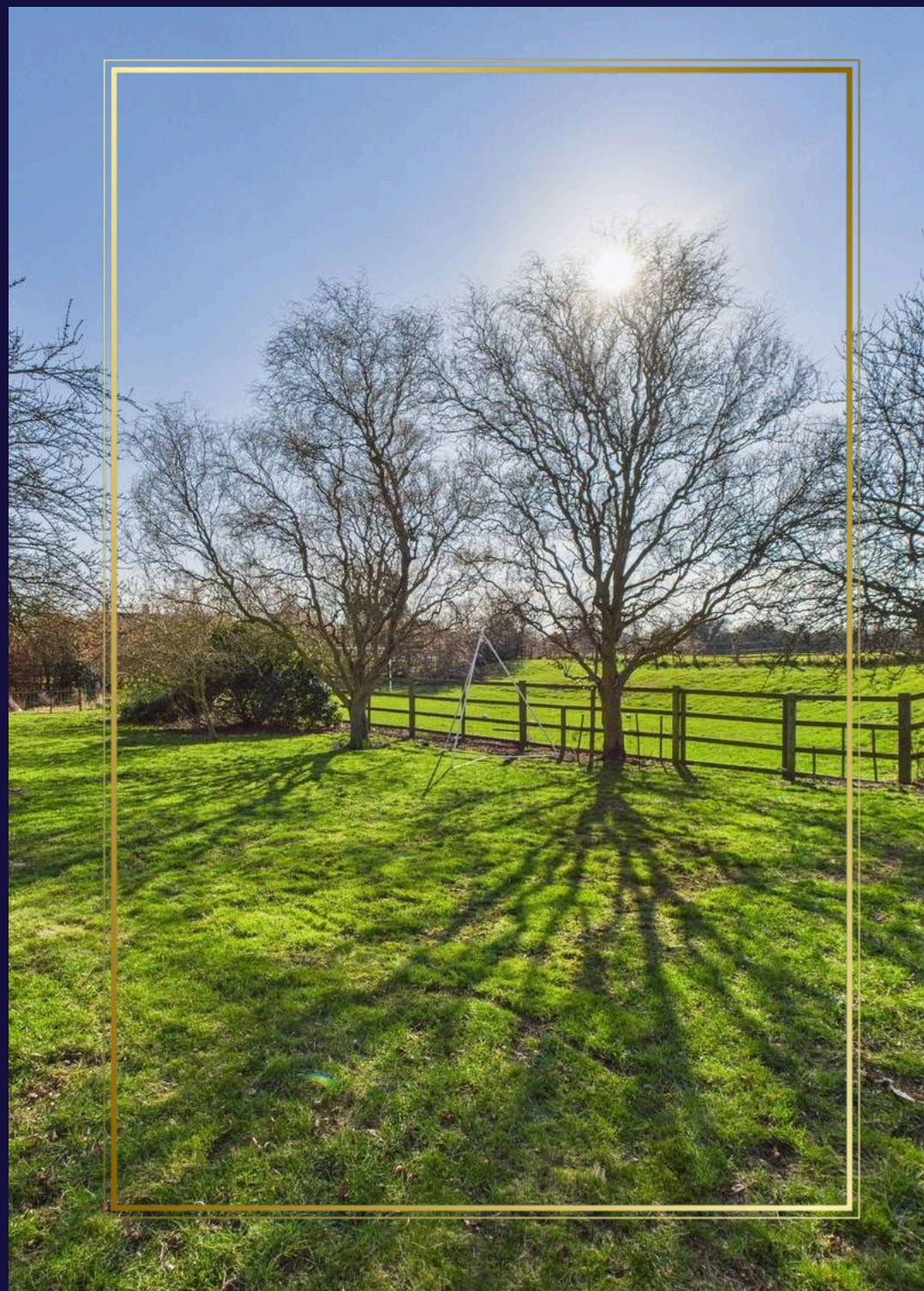
Barholm, Stamford

Outside, the secure, private garden is a real haven. There's a patio for dining and entertaining, a lovely pond, and a lawned area perfect for kids, pets, or simply enjoying the fresh air. And if you're looking for extra space, the separate garage has been cleverly adapted with a gym/home office that offers flexibility for your needs. There's also plenty of driveway parking and an EV charger already installed.

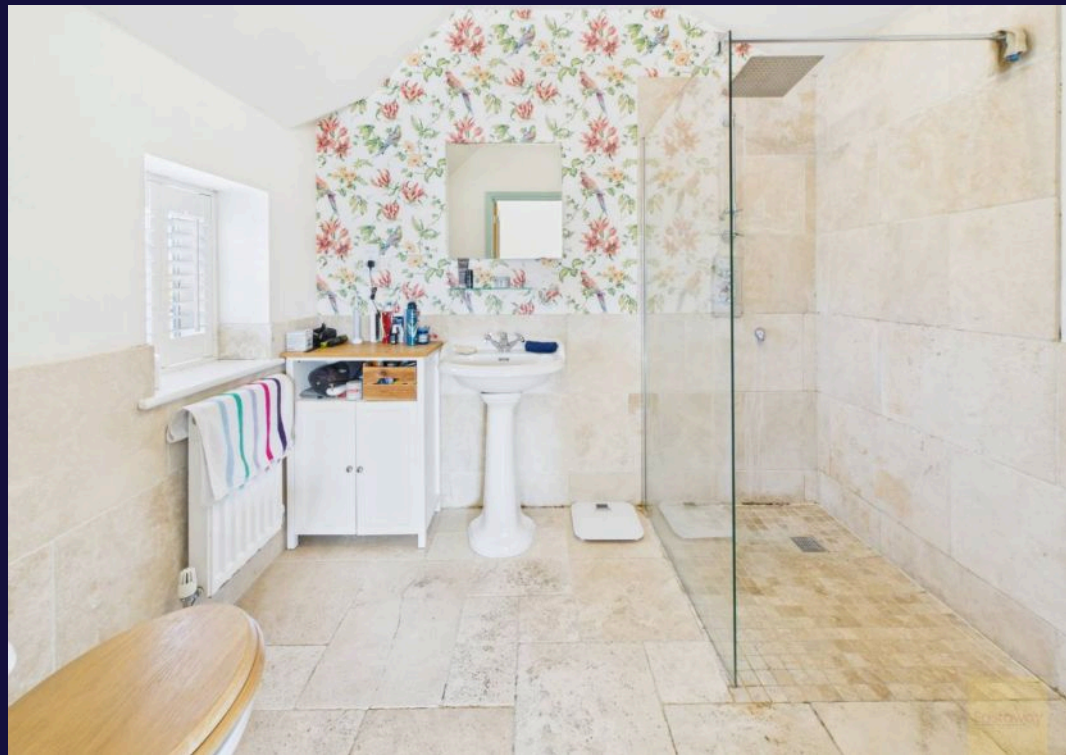
Originally extended in 2011, this home has been thoughtfully updated and well cared for, making it move-in ready. And if you're thinking about adding even more space, there's good news—as part of the original planning approval, consent was granted for a sunroom extension off the living room. While it hasn't been built, the planning permission remains valid, meaning the new owner can extend the property further if they wish.

With Barholm's charming village feel, a friendly pub on the doorstep, and easy access to Stamford, Market Deeping, and beyond, it's a fantastic place to call home.

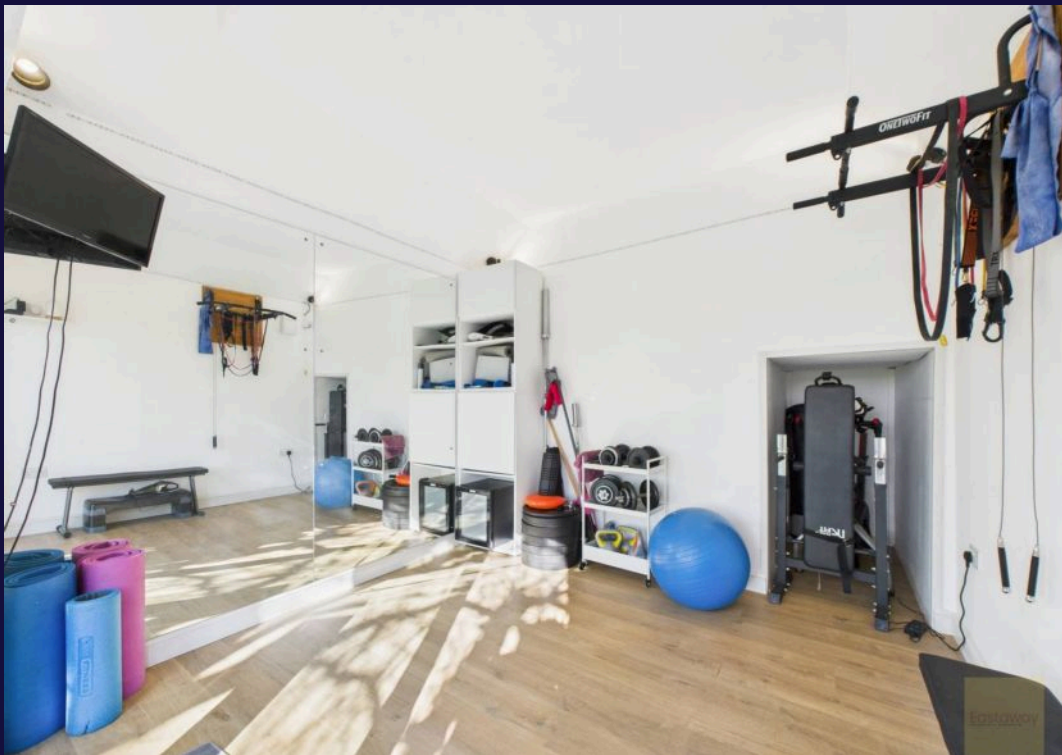
If you're looking for space, character, and a home that just feels 'right', this is it. Book your viewing today and see if this is your forever home.

















Ground Floor Building 1



Floor 1 Building 1



Ground Floor Building 2

Approximate total area⁽¹⁾

2223.5 ft²
206.57 m²

Reduced headroom

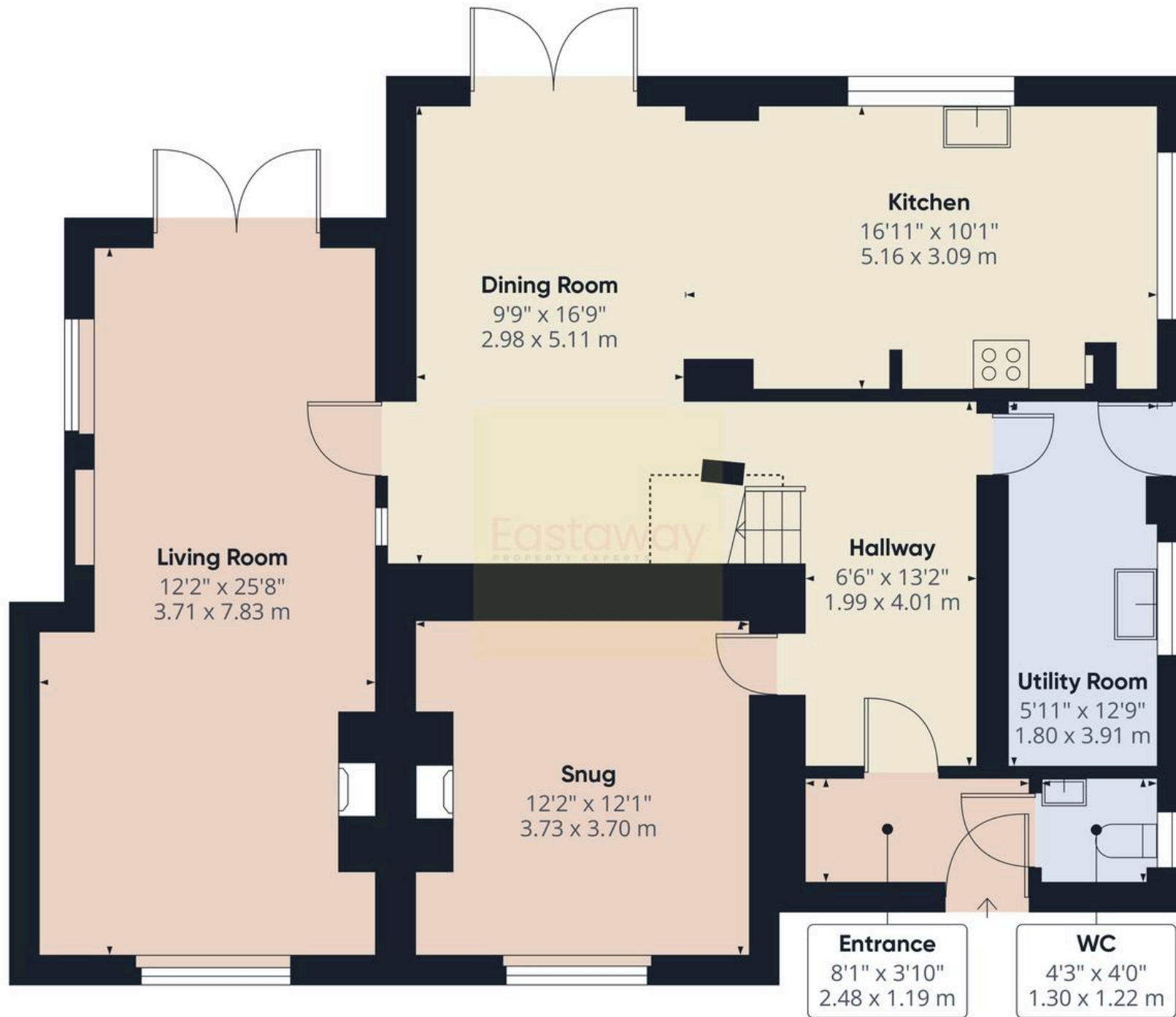
21.1 ft²
1.96 m²

(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.



Ground Floor Building 1

Approximate total area⁽¹⁾

1021.81 ft²
94.93 m²

Reduced headroom

13.23 ft²
1.23 m²

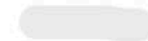
(1) Excluding balconies and terraces

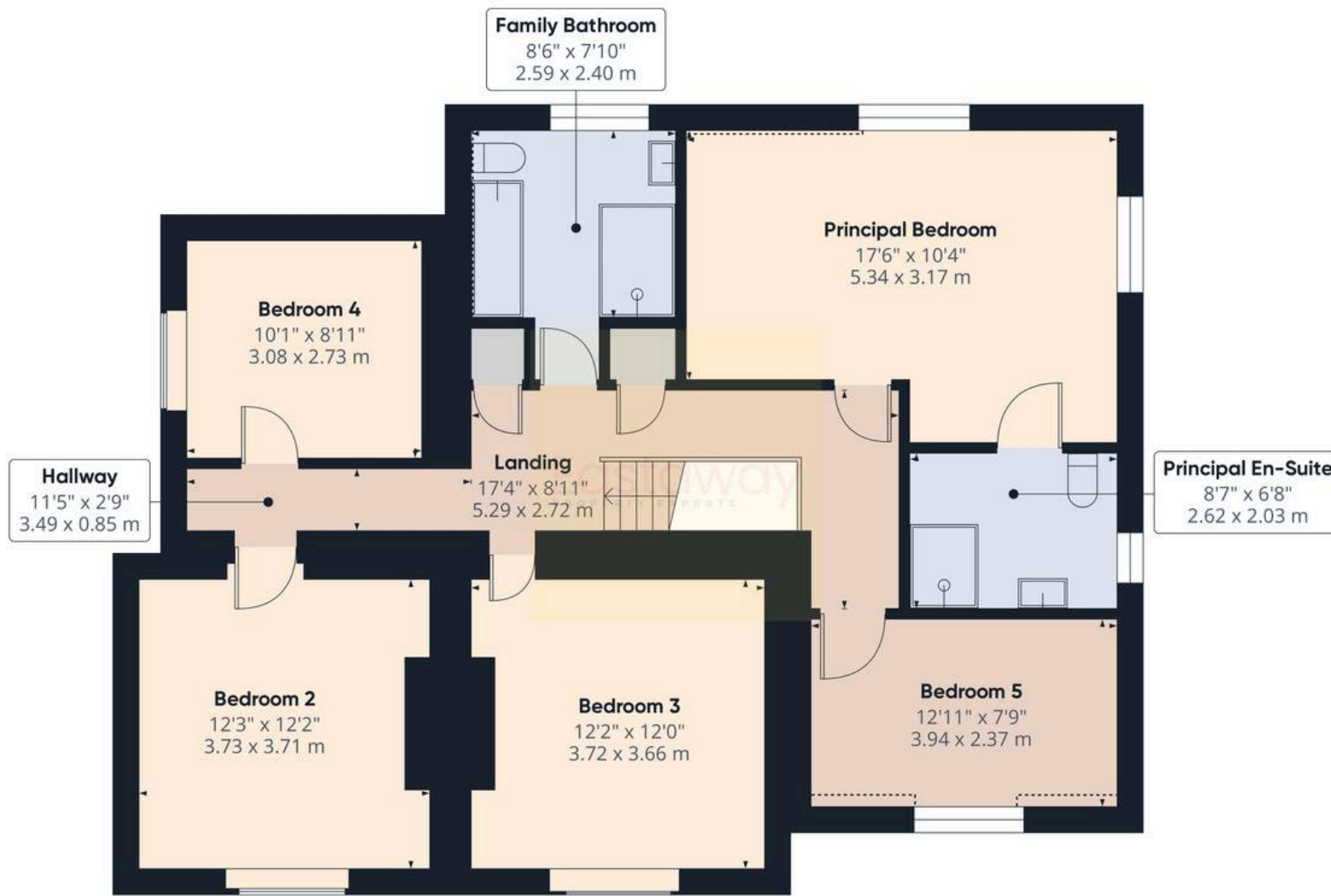
Reduced headroom

----- Below 5 ft/1.5 m

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Floor 1 Building 1

Approximate total area⁽¹⁾

962.95 ft²

89.46 m²

Reduced headroom

7.86 ft²

0.73 m²

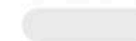
(1) Excluding balconies and terraces

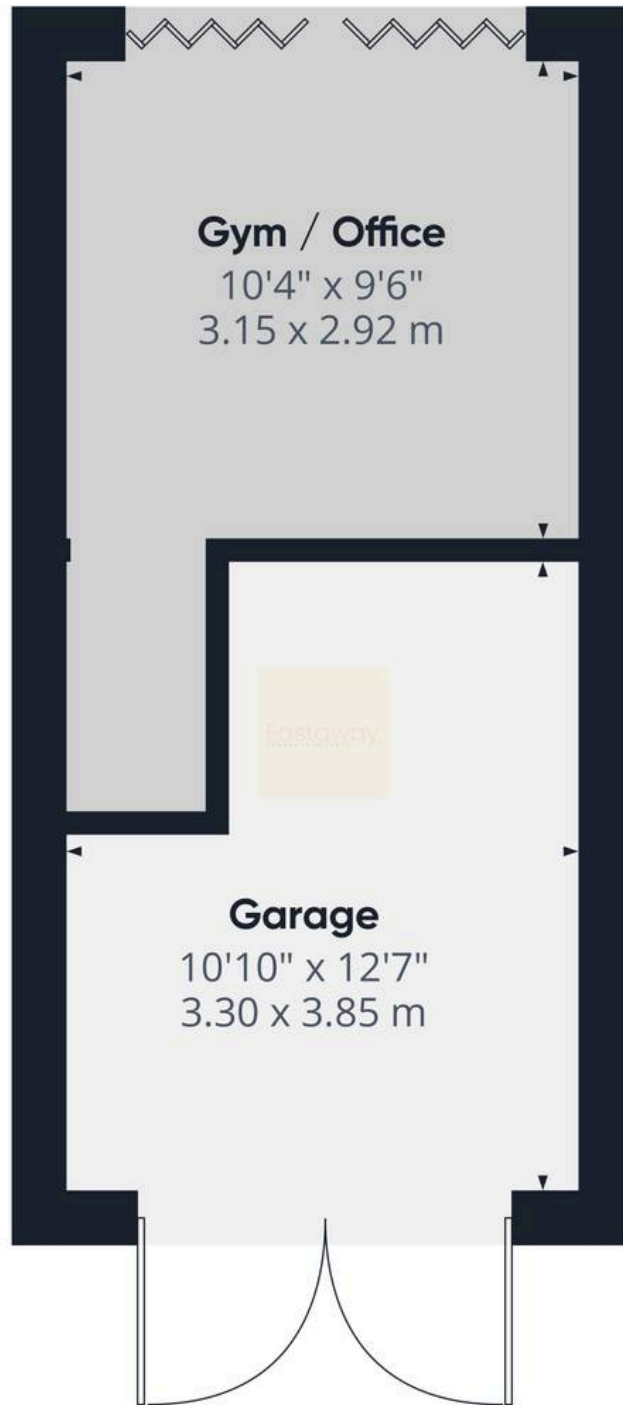
Reduced headroom

----- Below 5 ft/1.5 m

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Ground Floor Building 2

Approximate total area⁽¹⁾

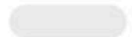
238.74 ft²

22.18 m²

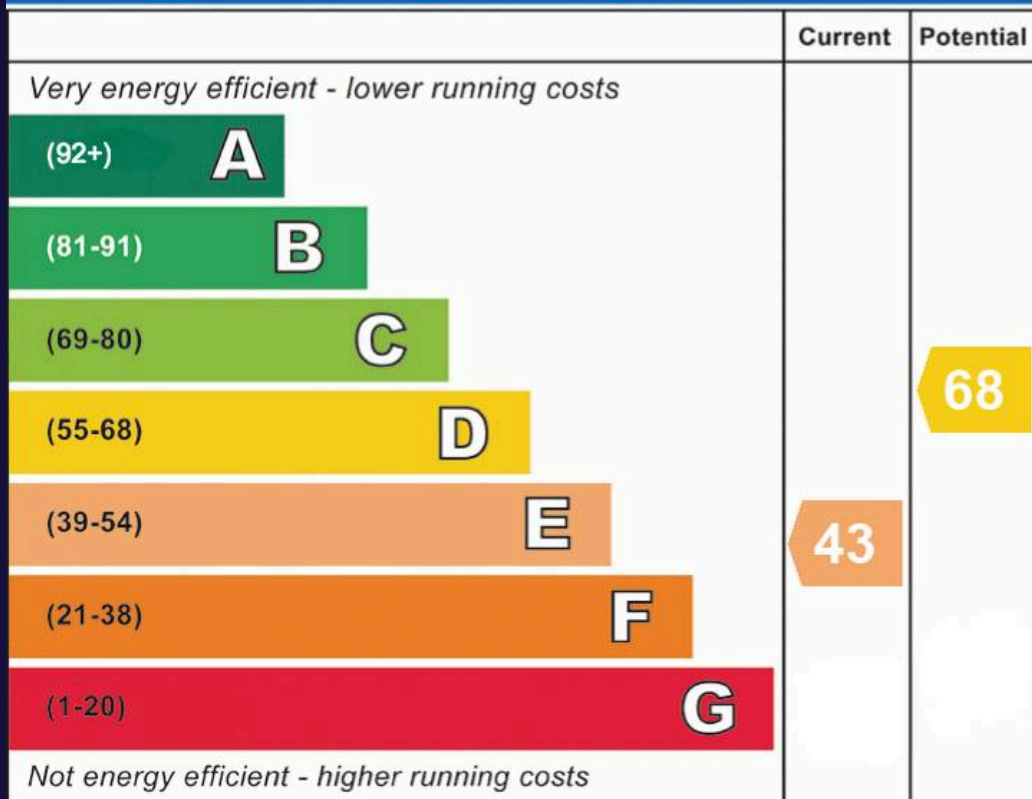
(1) Excluding balconies and terraces

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Energy Efficiency Rating

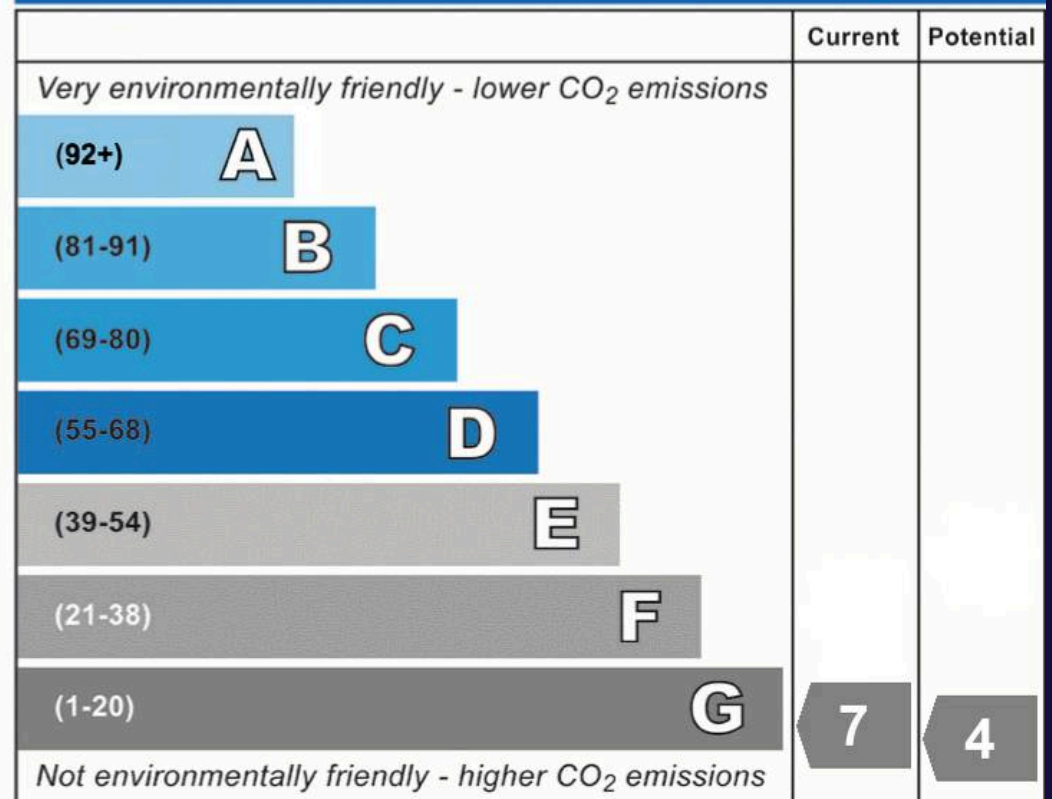


England, Scotland & Wales

EU Directive
2002/91/EC



Environmental Impact (CO₂) Rating



England, Scotland & Wales

EU Directive
2002/91/EC



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