



Walnut Cottage, 1, Main Street  
Ewerby, Sleaford, Lincolnshire, NG34 9PH

£440,000

## 2 Bedroom Detached House

- Freehold
- Deceptively spacious with 2 double bedrooms
- Both reception rooms have wood burners
- Immense charm & character, No Onward Chain
- Conservatory overlooking gardens
- 1/4 acre plot (sts) on edge of sought after village
- Overlooks adjacent countryside
- Oil central heating & double glazing
- EPC Rating - Exempt, Council Tax Band - B
- Extensive drive, car port & garage



## Overview

Absolutely charming period cottage with No Onward Chain enjoying an equally fabulous position, nestling on the edge of this sought after village set within 1/4 of an acre (sts). The property is truly the quintessential chocolate box home which bursts with style and character. It does feature oil fired central heating and double glazing in addition to a wealth of original features. The gardens are a further feature of the property extending to some quarter of an acre of lawn together with a variety of mature trees. Viewing is a must to fully appreciate this stunning home.

The accommodation includes Entrance Hall, triple aspect Lounge with a wood burner, enjoying views over adjacent countryside. A Dining Room with wood burner, Kitchen with Aga range, Conservatory, two Double Bedrooms one with extensive built in wardrobes and Bathroom with shower over bath.

The property is approached by a driveway and turning space with gates opening on to further driveway providing extensive parking and leading to the timber built car port and garage. The gardens are extensive with a more formal area closer to the cottage, beyond which is an orchard. These are further selling points to the property.

AGENTS NOTE The property is Grade 2 Listed



Vendor's Note - "There isn't a day that I haven't driven up to Walnut cottage and it put a smile on my face. If you've ever seen the film 'The Holiday' this is as close as you'll get, someone will mention it most days.

Over the years I have been here, it has been the perfect sanctuary where each season brings its own special something. The gentle flow of smoke from the chimneys and smell of wood as you walk into the warm embrace of the log burners keeping the house cosy and warm in the Winter. Summers spent sat in the garden with al fresco suppers waiting for the beautiful sunset across the neighbouring field and fresh harvest smell in the air. Spring is a particularly lovely time, as the garden starts to change and all the wildlife starts to dart around I've spent many mornings with a coffee watching the Wren and Robin busy at work for nests nearby. They also love the Walnuts and fruit in the orchard as Autumn approaches and often you'll see the woodpecker around too.

There are plenty of walks to do nearby and luckily the pub is a stones throw away, so it's been a perfect place to stop and take the dog.

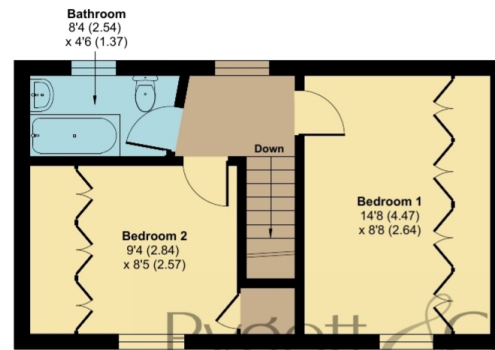
Sadly I cannot keep the cottage forever as times change, but I hope the next person will cherish this beautiful cottage as much as I have. It truly is one of a kind and you'll be lucky to call it home (with endless enviable compliments along the way!)"



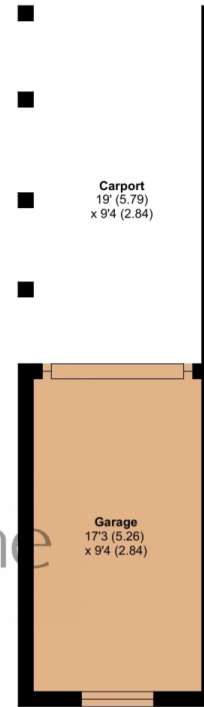


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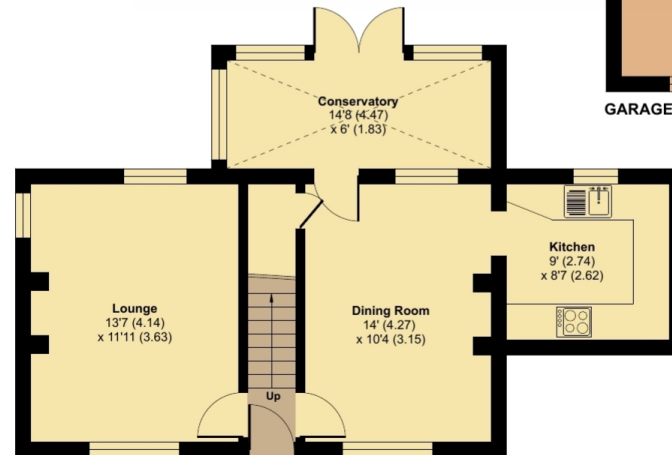
Approximate Area = 917 sq ft / 85.1 sq m (excludes carport)  
Garage = 162 sq ft / 15 sq m  
Total = 1079 sq ft / 100.2 sq m  
For identification only - Not to scale



FIRST FLOOR



GARAGE / CARPORT



GROUND FLOOR



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2024. Produced for Pygott & Crone. REF: 1177172



## Location



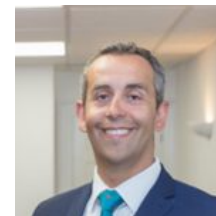
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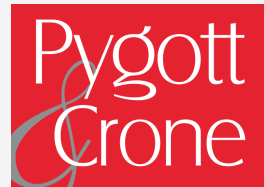
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