

Riverside Spinney Wansford

Hurfords



- Beautiful character cottage with River Nene frontage
- Tucked away in a sought-after village location
- Updated and improved throughout
- Original character features
- Three bedrooms - en-suite to the master
- Two reception rooms
- Downstairs cloakroom
- Beautiful landscaped mature gardens
- Direct access to the river and mooring

The Property

A beautifully presented Grade II Listed character cottage, situated in the sought after conservation village of Wansford, close to local facilities and amenities. The property has been updated over recent years to a high standard throughout whilst retaining a wealth of character and original features, including exposed beams, part vaulted ceilings and an open fireplace with wood burner. To the ground floor there is a living room with double doors leading to the patio and gardens, a dining room and a re-fitted kitchen. There is also the benefit of a downstairs cloakroom.

To the first floor a spacious landing gives access to three good sized bedrooms with the master featuring en-suite facilities. There is also a family shower room and access to an airing cupboard off the landing. The guest bedroom features a balcony offering views over the gardens and beyond.

Outside

The property is approached by a hard standing driveway leading to a double garage and gated access into the gardens. There is private off-road parking opposite the garage. A footpath leads through the gardens and up to the property. The gardens sit to the front of the property and are beautifully manicured and well established, being mainly laid to lawn with an array of mature shrubs, plants, trees, borders and a rose garden. The woodland garden features a number of specimen trees and leads over a footbridge to the private inset mooring with River Nene frontage.



Wansford is a picturesque village, set on the banks of The River Nene and equidistant between the market town of Stamford the Cathedral City of Peterborough, both of which offer a wide variety of amenities, including extensive retail opportunity, restaurants and eateries and leisure facilities. The village itself is well served with a convenience store, post office, two public houses, a hotel and doctors surgery. Wansford also has excellent schooling in the area, with public schools in both Oundle and Stamford, plus is within the catchment area for the sought after Arthur Mellows Village College at Glington. Wansford is surrounded by open countryside and offers a choice of walking routes also providing easy access to The River Nene.



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Rooms & Measurements

Hallway - 3.58m x 2.04m

Cloakroom

Living room - 4.73m x 4.33m

Dining room - 4.80m x 2.98m

Kitchen - 4.90m x 2.48m

First floor

Master bedroom - 3.81m x 3.13m

En-suite

Guest bedroom - 3.46m x 3.36m

Bedroom three - 3.34m x 2.82m

Family shower room

EPC Rating: D

Tenure: Freehold



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