



The Old Post Office, Apethorpe  
Guide Price £750,000





Built in the mid-17th century, this stunning property has that all-important kerb appeal and fabulous interior to match. Stone built under, a Collyweston roof, The Old Post Office is Grade II Listed and has beautiful private south-facing gardens that have been lovingly tended over the years. There is a stone walled sunken terrace for outside dining that has a Mediterranean feel, with sleeper steps and a winding gravel path up to a shaped lawn. This continues to a greenhouse and onto a further feature circular patio area. There are fantastic views of the surrounding rooftops and chimneys and impressive trees to be had.

Internally, the property has been beautifully styled and retains an abundance of character elements blended with the current owners' tasteful touches, painted in heritage colours. The living room, originally the main post office, has a large, mullioned window with lovely views over similar properties, an exposed stone wall, window seats and a wood-burner in the Inglenook fireplace with a fabulous oak beam over. The family room has exposed wooden floorboards, two windows and a built-in cupboard.

The kitchen dining room has a stable door and windows to both aspects. A quarry tiled floor is the backdrop to the coloured kitchen base units with oak worktop and upstands. There is plenty of room for a large family dining table and for entertaining.

Additional benefits to this wonderful home are the downstairs cloakroom and that all-important utility room, freeing up the kitchen.





There are three double-sized bedrooms off the spacious and characterful landing, one of which leads to a fourth bedroom, which is currently used as a studio, being a light and airy room, perfect as a hobby room or a nursery bedroom. The large, four-piece bathroom has a corner shower cubicle and a clawfoot bath, and enjoys a deep windowsill, ceiling beam and tiling to half-height.

As well as amazing gardens, The Old Post Office has a driveway for two cars in front of the double garage. Attached the rear of the cottage is a boiler cupboard and a storage cupboard.

Set in the beautiful conservation village of Apethorpe, amongst other character properties, with a view down to the church. Apethorpe is well-positioned for the market town of Oundle, just 6 miles away, and Wansford, also 6 miles away, with easy access to the A1, Stamford and Peterborough.

With no compromise on ceiling-height and natural light, an internal viewing of this lovely home is highly recommended and has the added benefit of no forward chain.

Tenure: Freehold  
No Forward Chain  
Oil Fired Central Heating  
Council Tax: Band G







SITTING ROOM 20' 10" x 16' 3" (6.35m x 4.95m)

FAMILY ROOM 16' x 11' 9" (4.88m x 3.58m)

KITCHEN DINING ROOM 14' 10" x 15' 11" (4.52m x 4.85m)

REAR LOBBY

UTILITY ROOM 8' 2" x 9' 9" (2.49m x 2.97m)

CLOAKROOM

FIRST FLOOR LANDING

BEDROOM ONE 15' 5" x 17' 1" (4.7m x 5.21m)

BEDROOM TWO 16' 9" x 10' 11" (5.11m x 3.33m)

BEDROOM THREE 15' 3" x 10' 3" (4.65m x 3.12m)

SNUG/BEDROOM FOUR 8' 9" x 14' 1" (2.67m x 4.29m)

EXTERIOR

GARAGE AND DRIVEWAY

GARDENS

IMPORTANT INFORMATION

Under The Consumer Protection from Unfair Trading Regulations 2008 any Property details herein do not form part or all of an offer or contract. Any measurements are included are for guidance only and as such must not be used for the purchase of carpets or fitted furniture etc. We have not tested any apparatus, equipment, fixtures or services neither have we confirmed or verified the legal title of the property. All prospective purchases must satisfy themselves as to the correctness and accuracy of such details provided by us. We accept no liability for any existing or future defects relating to any property. Any plans shown are not to scale and are meant as a guide





# The Old Post Office, Apethorpe



A pristine, stone property built in the mid-17th century that offers tastefully styled accommodation, a double garage, further off-road parking and a private, south-facing garden.

Positioned in the heart of the beautiful conservation village of Apethorpe, a short distance from Oundle and Stamford.

No forward chain.

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Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate, and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon, and potential buyers/tenants are advised to recheck the measurements