



£560,000 | Freehold

Heath House, Sutton Heath, PE5 7XH





## Key Features & Description

- Large Plot
- Countryside Views
- Versatile Accommodation
- Driveway and Garage
- Character Features
- No Forward Chain
- Council Tax Band E

A well-loved detached family home, stone-built under Welsh slate. Originally built in 1865 as the Station Master's house on the old Stamford and Essendine Railway, this property is set on a generous plot of approximately three-quarters of an acre. The house has been cared for over the years and provides flexible accommodation suited to family life and offers off-road parking for four cars and a garage.

The property retains original features that add to its character. A spacious kitchen has tiled worktops and wooden cabinetry, with space for a dining table. With parquet flooring and three windows, the living room is bright and neutral, having French doors opening onto the garden. A large stone open fireplace forms the focal point. The dining room connects to the kitchen and features a large window, with another door leading to the rear hallway.

An additional reception room offers flexibility as a study, snug or ground-floor bedroom, with views across open countryside. Double doors lead to a further versatile room, suitable for a range of uses depending on a family's needs. The ground floor also includes a bathroom with a power shower and built-in storage, as well as a separate cloakroom.

Upstairs are two further double bedrooms and an additional bathroom.

The plot is a key feature of this home. Extending to around three-quarters of an acre and backing onto open countryside, the garden wraps around the property and provides a high level of privacy. It offers a peaceful setting with ample space for outdoor dining, gardening and family activities, making it a rare opportunity for those seeking both space and surroundings.

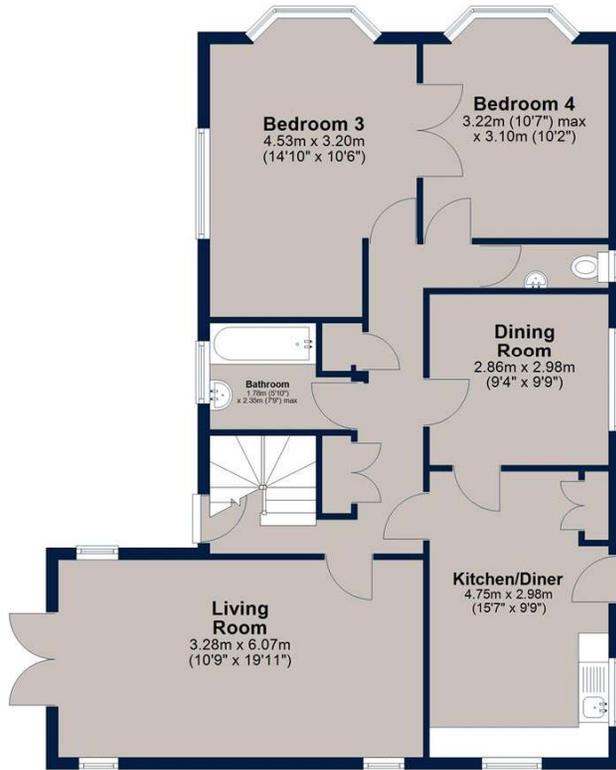
Located just outside of the village of Wansford, with easy access to the A1, just over six miles from Stamford, and just over eight miles from Peterborough with train links to both London and Cambridge in under an hour.





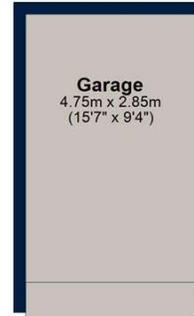
### Ground Floor

Approx. 100.4 sq. metres (1080.7 sq. feet)



### First Floor

Approx. 26.0 sq. metres (279.5 sq. feet)



Total area: approx. 126.4 sq. metres (1360.2 sq. feet)

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