

Gatehouse Cottage, Fen Road, Dowsby, Bourne

This floorplan is for illustration purposes only and is not to scale. The position and size of doors, windows, appliances and other features are approximate.

EPC To Be Confirmed



Gatehouse Cottage, Fen Road, Dowsby, Bourne, PE10 0TT

£475,000 Freehold

Nestled in a peaceful, non-estate setting, this characterful detached cottage dates back to the 1860s and offers a perfect blend of period charm and modern comfort. The home features a welcoming lounge with oak flooring and open fire, a spacious kitchen/dining room ideal for entertaining, and a flexible family room/study that can adapt to your lifestyle needs. Upstairs, the generous master bedroom enjoys the luxury of an en-suite shower room, while two further well-proportioned bedrooms and a family bathroom complete the accommodation. Outside, the property sits on an impressive plot of approximately one-third of an acre. A gated, gravelled driveway leads to a detached garage with an attached gym/workshop, offering excellent additional space. The beautifully maintained garden includes a quality summer house and enjoys far-reaching views over open fields.

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## ACCOMMODATION

**Entrance Hall** - With tiled flooring, turning staircase to the first floor, radiator, under stairs storage cupboard, power points and door leading to:

**Downstairs Cloakroom** - With low level wc, wash hand basin and frosted window.

**Lounge** - 18'6" x 13'7" (5.64m x 4.14m) A bright and spacious room with triple aspect double glazed sash windows, attractive feature fireplace with open fire, oak flooring, radiator and power points.

**Kitchen/Dining Room** - 21'5" x 13'9" (6.53m x 4.2m) With modern fitted units comprising, excellent range of wall and base units complemented by oak worktops, centre island with Belfast sink and oak worktop with cupboards below, space for range cooker, integrated dishwasher, integrated fridge, downlights, tiled flooring, double glazed sash windows and door to the rear garden, radiator, power points and door leading to:

**Utility Room** - 9'8" x 8'4" (2.95m x 2.54m) With sink with cupboard below, range of wall and base units and fitted worktop, space and plumbing for washing machine and tumble dryer, space for freezer, boiler supplying hot water and central heating, tiled flooring, double glazed sash window to the rear and door to the side.

**Family Room/Study** - 12'1" x 10'8" (3.68m x 3.25m) With sash windows giving triple aspect, LVT flooring, radiator and power points.



**First Floor Landing** - With upvc double glazed sash windows, built in airing cupboard and door leading to:

**Bedroom One** - 18'3" x 13'4" (5.56m x 4.06m) With double glazed sash windows to the front and side, fitted wardrobes, radiator, power points and door leading to:

**En-Suite Shower Room** - With modern fitted suite comprising, corner shower cubicle, low level wc, wash hand basin, part panelled walls and Velux window.

**Bedroom Two** - 14'3" x 12'1" (4.34m x 3.68m) With sash window to the rear, radiator and power points.

**Bedroom Three** - 11'4" x 9'6" (3.45m x 2.9m) With sash window to the rear, radiator and power points.

**Family Bathroom** - With panelled bath with shower attachment, separate corner shower cubicle, low level wc, wash hand basin, heated towel rail and frosted double glazed sash window.

**Outside** - To the front there is a large gated driveway providing lots of off road parking and access to:

**Garage** - 19'6" x 12'5" (5.94m x 3.78m) With up and over door, window to the side and rear, power and light.

**Gym/Workshop** - 14' x 10'4" (4.27m x 3.15m) Currently set up as a gym with power and light plus window to the side.

**Summer House** - 10'8" x 9'11" (3.25m x 3.02m) A quality built room with LVT flooring, power and light plus french doors and window overlooking the garden.

**Rear Gardens** - The garden features a predominantly lawned layout, beginning with a paved patio area that seamlessly leads to expansive, well-maintained lawns. These stretch out towards open fields, offering uninterrupted countryside views. Towards the rear of the garden, a further patio area is enhanced by a pergola creating a secluded and tranquil sitting space—perfect for relaxing or entertaining in privacy.

## LOCAL AUTHORITY

## TENURE

Freehold

## COUNCIL TAX BAND

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