



Chapel Hill, Ropsley

Nestled in the heart of a delightful village, this mid-19th-century stone-built cottage exudes character and charm while offering all the comforts of modern living. Extensively refurbished, the property is perfectly situated close to a popular local school and excellent village amenities, making it an ideal home for families or those seeking a tranquil lifestyle.



FEATURES

- Charming 19th-Century Stone Cottage
- Extensively Refurbished
- Versatile Second Reception Room
- Three Well-Proportioned Bedrooms
- Stylishly Refinished Bathroom
- Delightful Outdoor Spaces
- Convenient Off-Road Parking
- Picturesque Village Location



ACCOMMODATION

The home opens with a bright and spacious kitchen/breakfast room, beautifully updated to include exposed beams and stonework, a range cooker, and ample storage. Large windows to the front and rear allow plenty of natural light, creating a warm and welcoming atmosphere. Adjacent to the kitchen, the cosy sitting room features a striking beamed ceiling and a newly installed Clearview wood-burning stove, perfect for relaxing evenings by the fire.

A versatile second reception room offers endless possibilities, whether as a formal dining room, home office, or an additional bedroom. Completing the ground floor is a stylishly refitted bathroom, featuring a panelled bath, vanity unit, metro tiles, LED lighting, and a heated chrome towel rail.

Upstairs, the property provides three bedrooms, including a generously sized main bedroom with a built-in airing cupboard. The two additional bedrooms are well-proportioned, and there is potential to combine them to create an even larger space if desired, adding flexibility to suit your needs.

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EXTERNAL

Outside, the property enjoys an elevated position with a charming front garden enclosed by a stone retaining wall. The private rear courtyard garden is easy to maintain, featuring a gravelled area, decking, and a brand-new summerhouse equipped with light and power. A driveway offers ample off-road parking for two vehicles.



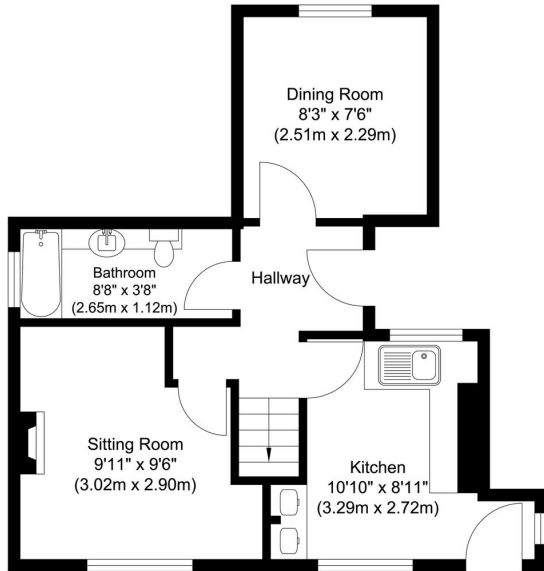
Ropsley is an attractive village ideally located approximately 5 miles from Grantham, with mainline trains to London Kings Cross in around 70 minutes. The village offers amenities including village hall, primary school, well-rated public house and the village has recently been awarded 'best kept village' by SKDC for 2022'. The surrounding areas of Sleaford, Bourne and Stamford are within easy reach.



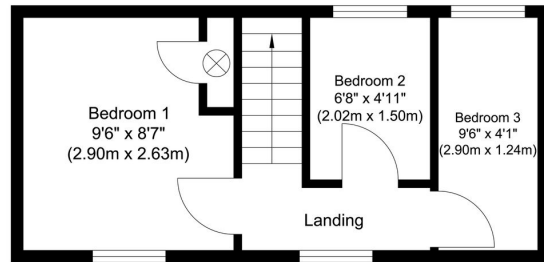
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Ground Floor
Approximate Floor Area
300.74 sq. ft
(27.94 sq. m)

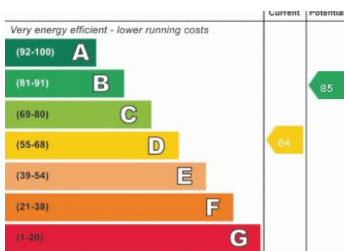


First Floor
Approximate Floor Area
200.53 sq. ft
(18.63 sq. m)



Illustration for identification purposes only, measurements are approximate, not to scale.

EPC RATING



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