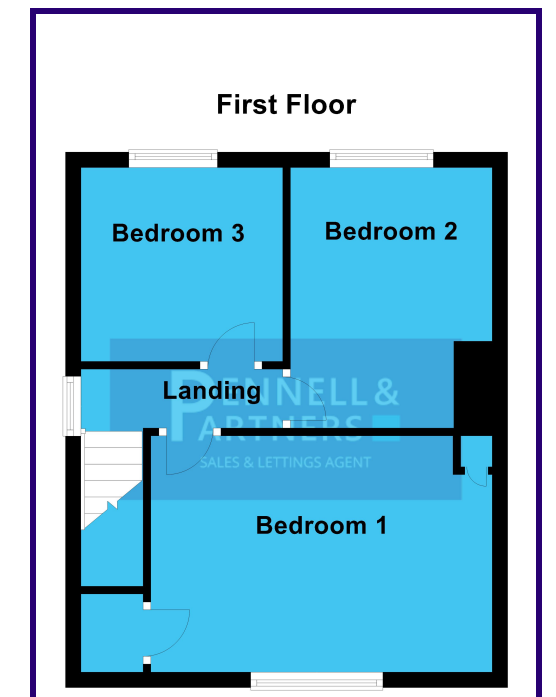
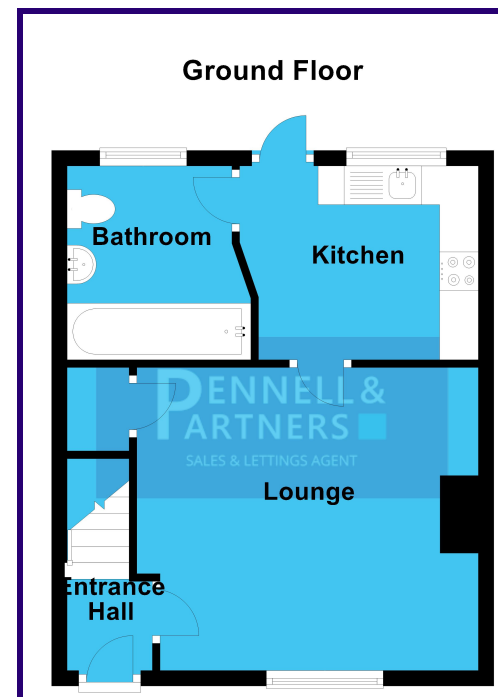




WHITE ADMIRAL, LUTTON ROAD, POLEBROOK, PETERBOROUGH, NORTHAMPTONSHIRE. PE8 5LX

Guide Price £300,000



PENNELL & PARTNERS

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ABOUT THE PROPERTY

Rare Opportunity to Purchase Your 'Chocolate Box' Thatched Stone-Built Village Cottage.

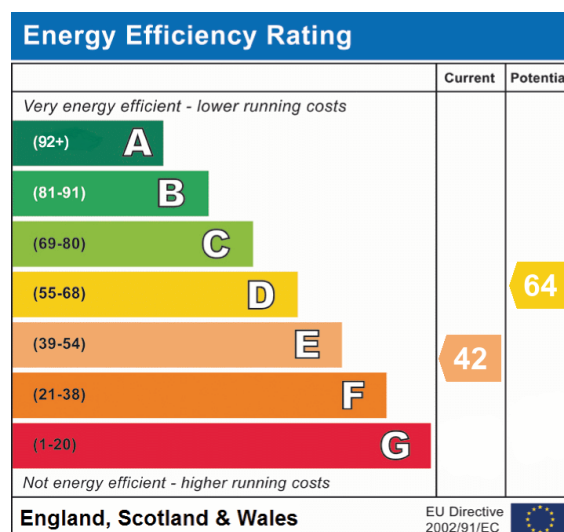
The delightful property is set in the historic village of Polebrook, which can be traced back over 1,000 years.

This Collyweston-style stone walls and thatched roof home was originally owned and built by the Rothschilds family and was built during the interwar period, for local farm workers.

The property is similar to the Model Village thatched cottages found in the famous next village of Ashton.

Set on an immaculate plot with well-maintained grounds, this home features stone Mullion leaded light windows and a quality thatched roof along with the following accommodation: Lounge, Kitchen, Ground Floor Bathroom, Landing, Three Bedrooms, Well-Maintained Generous-Sized Gardens, Off-Road Parking, and No Onward Chain.

EPC Rating: E (42)



Ground Floor

Entrance Hall

Solid timber front door to the entrance hall, stairs to the first floor and landing, and door leading into the lounge.

Lounge

3.9m x 4.2m (12' 10" x 13' 9")
Feature stone mullion leaded light window to the front, marble stayer fireplace surround with an inset open grate, and tiled hearth. Arched display recess to the chimney breast, laminate wood effect flooring, picture rail, door to understairs storage cupboard, and TV point.

Kitchen

2.5m x 3m (8' 2" x 9' 10")
One-and-a-half ceramic sink unit and integrated drainer with chrome mixer tap over, tiled splashback, stone mullion leaded light window overlooking the rear garden, fitted drawer and base units with worktops over, recess and plumbing for a washing machine, further recess space for a below counter fridge, wall mounted gas boiler (Propane), four ring gas hob with oven under, pull out filter extractor hood. matching wall cupboards. Timber door to the garden, and door to the bathroom.

Bathroom

Three-piece suite with panelled bath with mixer taps over and shower attachment, wash hand basin, and low-level WC. Mullion stone window to the rear and side, and a radiator.

First Floor

Landing

Stone mullion leaded light window to the side, loft access, and doors to the following:

Bedroom One

4.3m x 3.9m (14' 1" x 12' 10")
Stone mullion leaded light window to the front, twin built-in storage cupboards, high ceilings,

further built-in storage cupboard/wardrobe and double radiator.

Bedroom Two

2.6m x 3.5m (8' 6" x 11' 6")
Stone mullion leaded light window with views over the rear garden, feature cast iron inset fireplace to the chimney breast, high ceiling, and radiator.

Bedroom Three

2.5m x 2.5m (8' 2" x 8' 2")
stone mullion leaded light window with views over the rear garden, high ceiling, and radiator.

Outside

Front

This period home offers all the charms of a rural cottage with a dry stone wall boundary to the front with an inset picket fence leading to the enclosed lawned front garden with established borders. The lawn extends to the side of the cottage and leads in turn to the rear of the property.

Rear

A generous-sized lawned garden set on a gentle slope with a mature Weeping Willow tree, timber shed with light and power, a Propane gas storage tank, and pedestrian access leading to the private communal parking area with further countryside beyond.

No onward chain