



IVY COTTAGE

LOOP ROAD • KEYSTON • PE28 0RE

IVY COTTAGE

LOOP ROAD • KEYSTON • PE28 0RE

KEY FEATURES

- Outstanding, recently completed barn-style home in sought-after village location.
- Wonderful, uninterrupted and south-facing field views to the rear.
- High specification and quality fittings throughout.
- Expansive 27ft x 18ft living area with two sets of bi-fold doors opening onto the garden.
- Carefully crafted, full-fitted kitchen.
- Two double bedrooms, bathroom and cloakroom/WC.
- Private gated entrance with gravelled driveway and off-road parking.
- Air-source heat pump with underfloor heating to ground floor, radiators to first floor.
- EPC rating – B.
- Delightful rural setting yet convenient for access to major road links.

THE PROPERTY

Ivy Cottage is a stunning, contemporary barn-style home occupying a delightful plot in the heart of this charmingly small, rural village and offering uninterrupted, south-facing views over the surrounding rural landscape.

Carefully designed and crafted to appeal to the most discerning buyer, the property features a wonderful, open plan living area with oak flooring and two sets of expansive bi-folding doors opening onto the south-facing stone terrace and garden, making it perfect for indoor/outdoor entertaining. There is also a ground floor cloakroom/WC, ideal for guests.

The kitchen has been designed with both style and practicality in mind, and features limestone flooring, hardwood counters and sage green cabinets, along with integrated Bosch appliances, including oven, hob and fridge/freezer.

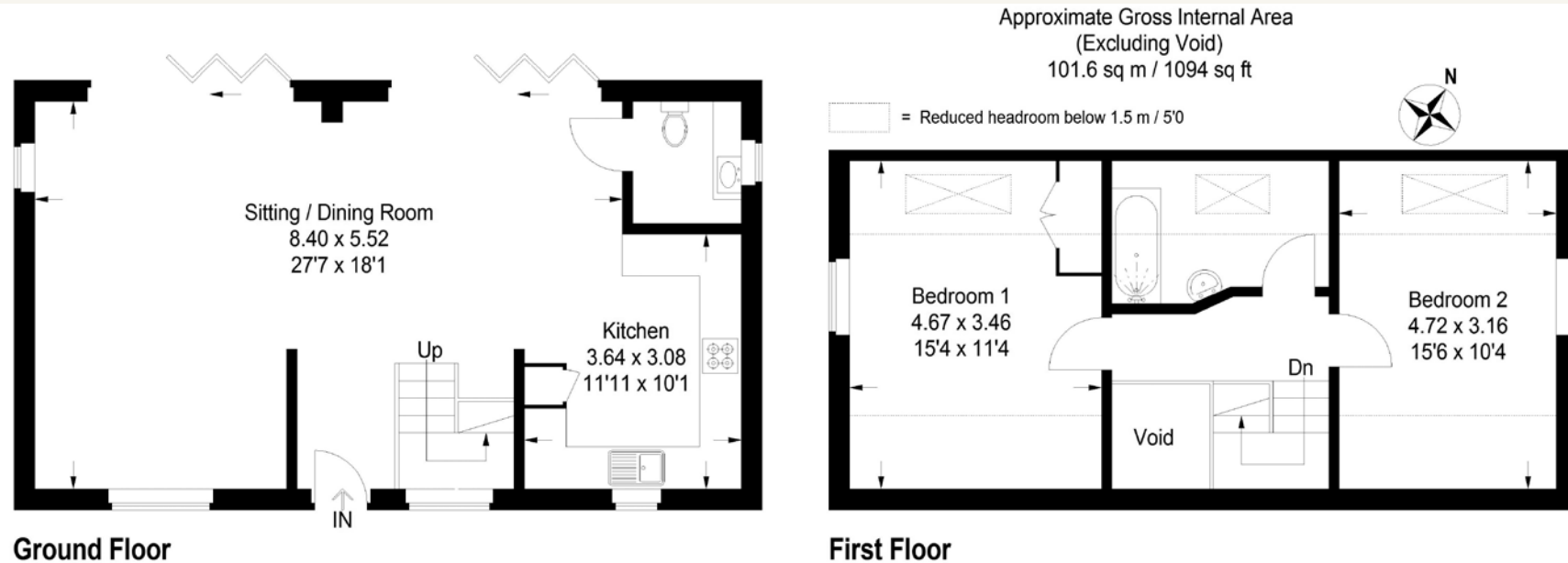
There are two double bedrooms from the spacious and light galleried landing, both with vaulted ceilings, and a centrally positioned, well-appointed bathroom featuring L-shaped bath with 'monsoon' and hand shower fittings, vanity unit and WC, with extensive tiling, decorative flooring and large rooflight.

**Peter
Lane**
PARTNERS
—EST 1990—
Town & Country

Guide Price £465,000

Kimbolton branch: 01480 860400
www.peterlane.co.uk Web office open all day every day





This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions reliant upon them. (ID1270189)
Housepix Ltd

LOCATION

Keyston is a very popular small village located a short distance to the southeast of the market town of Thrapston. Much of the village is a conservation area and there is a village hall, parish church and the renowned, award winning, pub and restaurant The Pheasant. Primary schooling is at Brington and secondary at Hinchingsbrooke, both rated good by Ofsted. There is a wide selection of independent schools in the nearby picturesque towns of Kimbolton, Oundle and Stamford. The quietness and rural feel of Keyston belies its excellent position for travel around the UK and beyond. Road links via the recently upgraded A14 and A1 make it an excellent base for commuters and it is within an easy rail journey to London via Huntingdon or Wellingborough stations. London Luton and London Stansted, along with East Midlands and Birmingham airports, are all just over an hour away. The towns of Thrapston and Raunds are about 3 miles to the west; Kettering is about 10 miles away.



BUYERS INFORMATION

To comply with government Money Laundering Regulations 2019, we are required to confirm the identity of all prospective buyers at the point of agreeing a sale. We use the services of a third party and there is a nominal charge for this service. Please note that we are unable to issue a Memorandum of Agreed Sale until the checks are complete.

Peter Lane & Partners
EST 1990
Town & Country

move with us
Property, properly.

naea | propertymark
PROTECTED

Zoopla

PrimeLocation.com

rightmove

The Property Ombudsman
SALES

MAYFAIR
office.co.uk

Huntingdon

60 High Street

Huntingdon

Tel : 01480 414800

Kimbolton

6 High Street

Kimbolton

Tel : 01480 860400

Mayfair Office

Cashel House

15 Thayer St, London

Tel : 0870 112 7099

Peter Lane and Partners for themselves as agents for the vendors or lessors of this property give notice that these particulars are produced in good faith, and are to act purely as a guide to the property and therefore do not constitute any part of any contract. Peter Lane and Partners or any employee therefore do not have the authority to make or give any warranty, guarantee or representation what so ever in relation to this property.