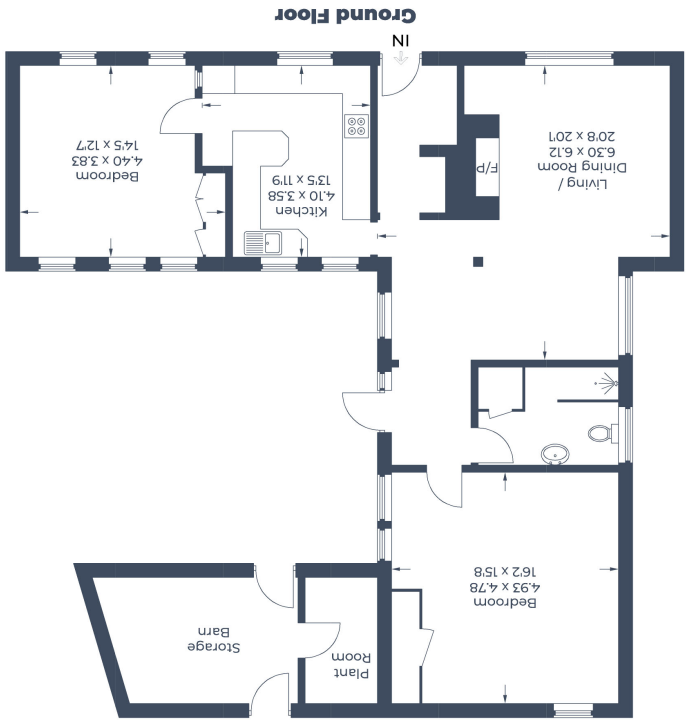


Energy Efficiency Rating	
Current	Potential
Very energy efficient - lower running costs	
A	A
B	B
C	C
D	D
E	E
F	F
G	G
Not energy efficient - higher running costs	
England, Scotland & Wales	
EU Directive 2002/91/EC	



Approximate Gross Internal Area
Ground Floor = 103.6 sq m / 1,115 sq ft
Storage Barn / Plant Room = 15.7 sq m / 169 sq ft
Total = 119.3 sq m / 1,284 sq ft

Illustration for identification purposes only.
measurements are approximate, not to scale.
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56 High Street, Abbotsley, St Neots, Cambridgeshire PE19 6UE £495,000

- TWO DOUBLE BEDROOMS.
- SOUTH FACING PRIVATE COURTYARD GARDEN.
- IMMACULATE THROUGHOUT.
- SOUGHT AFTER VILLAGE LOCATION.
- EXPOSED BEAMS.
- DRIVEWAY FOR THREE VEHICLES.
- NO FORWARD CHAIN.
- LARGE STORAGE BARN.

Introduction

A truly exceptional DETACHED COTTAGE situated within the highly sought after Village of Abbotsley.

Offered for sale with NO FORWARD CHAIN this Cottage offers generous single storey accommodation comprising, in brief, an open plan RECEPTION ROOM with SITTING ROOM and DINING AREA, KITCHEN, TWO DOUBLE BEDROOMS and SHOWER ROOM.

There is an open fireplace, although currently not in use, and some exposed beams.

Outside there are gardens front and rear together with a STUNNING SOUTH FACING COURTYARD offering sheltered sitting and entertaining space. There is a LARGE STORAGE BARN - ideal for conversion, off road parking alongside the property for three vehicles and a further area of garden to the rear ideal for Veg beds and log storage.

Oil fired radiator central heating and majority double glazing.

This property is NOT listed.

Ground Floor

Accommodation

Thatched open Porch with side windows and light leading to timber door with porthole window to

Entrance Hall

spot lighting to ceiling, radiator

Dining Area

dual aspect with windows to the side aspect, coved ceiling, radiator, central heating thermostat, open through to

Sitting Room

brick built open fire fireplace, exposed ceiling and wall beams, window to the front aspect, radiator, TV point

Kitchen

base and eye level cupboards, drawer units, work surfaces with ceramic one and a half bowl sink unit inset, tiled splash backs, integrated electric fan assisted double oven, halogen hob with extractor, plumbing for dishwasher, plumbing for washing machine, space for fridge freezer, exposed ceiling beams, windows to the front and rear aspect, quarry tile floor

Bedroom

two windows to the front aspect, three windows to the rear aspect, coved ceiling, radiator, built in wardrobe with hanging and shelved storage space

Inner Lobby

glazed door to the Courtyard Garden, coved ceiling, radiator

Shower Room

fully tiled walk-in with Triton shower, W.C, vanity unit with wash basin, frosted window, tiled floor, towel radiator, airing cupboard with radiator, light and linen shelving, loft access (loft is majority boarded)

Bedroom

two windows to the side aspect, window to the rear aspect, coved ceiling, two radiators, TV point, large built in wardrobe with space and vent for tumble dryer, radiator and heating/hot water controls

Outside

Front Garden

an open garden laid to lawn with flower and shrub borders and timber sleeper edging

Parking

a block paved driveway alongside the property with parking for three vehicles

Courtyard Garden

SOUTH FACING, fully enclosed and laid to gravel with established flower and shrub beds, ornamental pond, timber decking and paved patio areas. Gated pedestrian access to the side, outside tap, power point and lighting

Barn

a brick built Barn with power, light and door to the PLANT ROOM with oil fired boiler and hot water cylinder with electric immersion heater. Door to the rear

Rear Garden

at the rear of the property is an area of garden for vegetable beds, log store, outside tap and oil storage tank. This is open to the driveway

Agents Note

we are informed that the thatch is in good order, the ridge may need attention in around five years.

