

15 HIGH STREET

CATWORTH • PE28 0PF





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AT A GLANCE

- Beautifully presented early 19th century village residence.
 - Carefully modernised and sympathetically extended.
- Delightful blend of original features and contemporary style.
 - Living room with multi-fuel stove.
 - Cosy formal dining with useful cellar below.
- Bespoke kitchen with granite counters and handcrafted cabinets.
- Wonderful garden room with roof lantern and bi-fold doors leading to the garden terrace.
 - Study/home office with feature fireplace and electric stove.
 - Practical pantry/utility area /WC and storeroom.
 - Four bedrooms, bathroom and shower room.
- Fully upgraded with integrated on-line heating and lighting controls, quality floorcoverings throughout.
 - Meticulously landscaped, south-facing garden fully enclosed by wall and fencing.
 - Garage, useful outbuildings, off road parking and gated garden access.
- Charming rural community yet well served by major road links and with good access to stations providing commuter trains to London.

The small rural farming village of Catworth is situated one mile south of the recently upgraded A14 giving excellent access to the A1, M1 and M6. It benefits from a mobile post-office service, Church, service station/garage, large playing field/pavilion with club house, football pitch, cricket pitch, Astroturf, play area, tennis and basketball court and a thriving village hall with many active community groups such as the Catworth Amateur Theatrical Society, Art Club, Cinema Club, monthly indoor Market, Pop-Up Pub and the Indoor Bowling Group.

Kimbolton, 3 miles to the south, provides a variety of shops, eateries and recreational facilities and one of the area's leading public schools. Both Huntingdon and St. Neots have mainline train stations to London's Kings Cross. Oundle, Cambridge, Peterborough and Northampton are within easy commuting distance. It is also conveniently located for easy access to airports, Luton, Birmingham, London City as well as Heathrow. Private airports can be found at an easy distance with Cambridge and Sywell being nearest.

**Peter
Lane &**
PARTNERS
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Town & Country

Guide Price £750,000

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





THE PROPERTY

An excellent opportunity to acquire a handsome detached, pantiled family home in a delightful village location.

Dating back to the early C19th, this grade II listed residence has been thoroughly modernised and sympathetically extended by the present owners to present a striking combination of both character and contemporary style, bringing together beautiful original features including exposed timbers, with modern comforts and stunning extensive glazing.

Further notable features include a superb bespoke kitchen with granite counters and hand-built Brookmans cabinets, four spacious and comfortable bedrooms – two with fitted Hammonds wardrobes, and a striking garden room with roof lantern and bi-fold doors opening onto the fabulous outside entertaining space of the delightful south-facing gardens.

GROUND FLOOR

A hardwood panelled entrance door with bullseye window opens into a welcoming reception hall with turning staircase to the first floor and a fully tiled shower room with guest WC. The characterful living room features a brick fireplace with oak bressummer incorporating a multi-fuel stove, adjacent wood store, central ceiling cross beams and a step up into the formal, dual-aspect dining area with walk-in bay to front, ceiling timbers and access to the useful full-height cellar. A third reception room serves equally as a home office, cosy snug or occasional bedroom five, with fitted shelving and brick fireplace recess housing an electric stove.

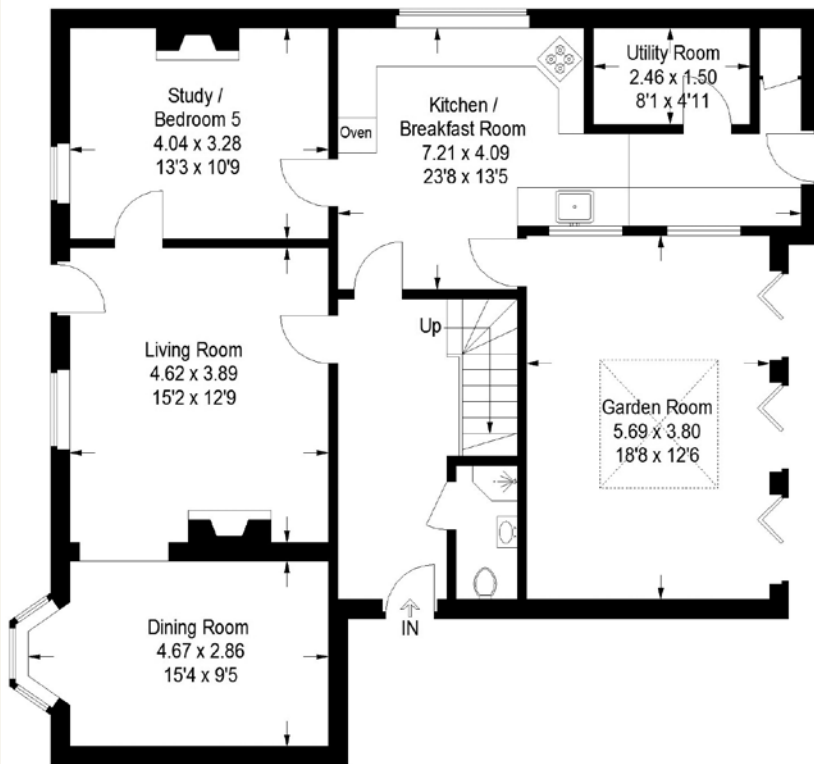
The beautifully detailed kitchen features tiled flooring and bespoke handcrafted painted cabinets by Brookmans, granite counters, Belfast sink with Quettle hot water and filtered water tap, Neff double oven, microwave and Neff Ceran corner hob with extractor, plus useful pantry/utility area with plumbing for white goods. From the kitchen you step down into what is certainly a focal point of the house, the superb garden room with wonderful roof lantern and full-width bi-folding doors which open out onto the garden terrace for excellent indoor/outdoor entertaining. (Smart integrated ceiling speaker system through kitchen and garden room).

FIRST FLOOR

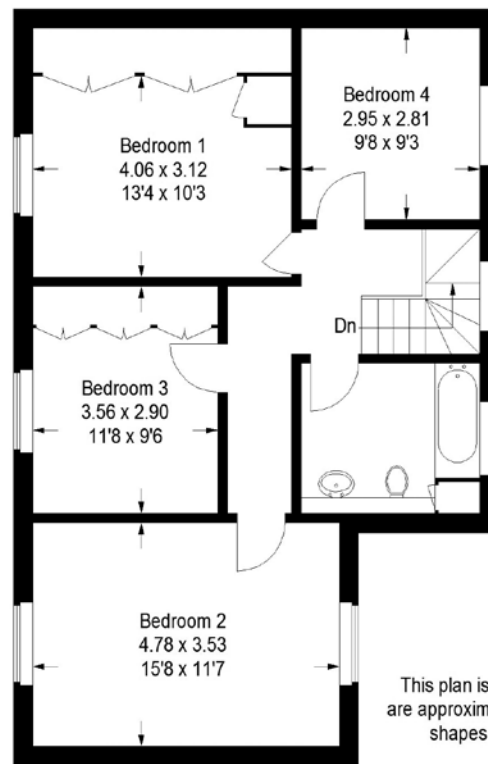
The spacious, light landing with window overlooking the rear garden provides access to the four first floor bedrooms - all of which feature shuttered windows - and the family bathroom. Three of the bedrooms are to the front of the house, all of which are generous doubles, and two offer a full range of bespoke fitted Hammonds wardrobes. The generously proportioned contemporary bathroom is fully tiled and fitted with a panelled bath, countertop with inset basin, vanity mirror and storage below and WC with concealed cistern.



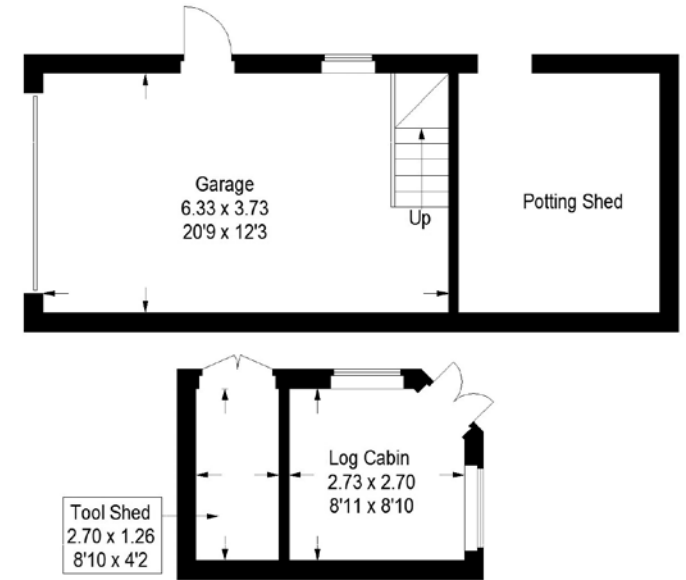
Approximate Gross Internal Area = 181.7 sq m / 1956 sq ft
 Outbuildings = 48.1 sq m / 518 sq ft
 Total = 229.8 sq m / 2474 sq ft



Ground Floor



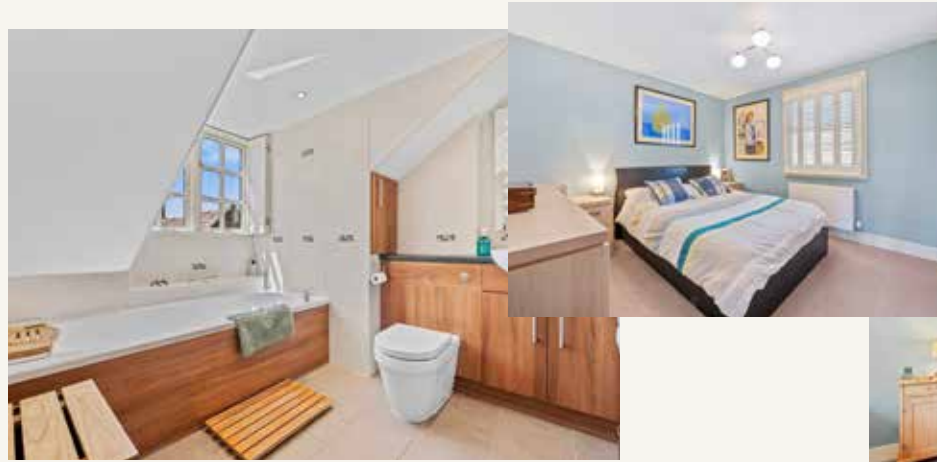
First Floor



Outbuildings

(Not Shown In Actual Location / Orientation)

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. (ID1041134)
 Housepix Ltd



OUTSIDE – GARDEN AND BUILDINGS

A particular feature of this property is the fabulous outdoor environment, with formal lawn flanked by beautifully stock flower and shrub beds and young trees, and a beautifully private, split-level block paved terrace carefully constructed to offer relaxing seating areas and pergola.

Positioned at the end of the garden is a solid log cabin by Tuin with external power, currently used a gym and easily repurposed for homeworking, hobbies etc. plus an adjoining tool shed.

To the front of the property is a shallow area of lawn interspersed with mature shrubs, and a gravelled drive providing off-road parking and access to the garage.

BRICK AND DOUBLE PANTILE GARAGE

6.33m x 3.73m (20' 9" x 12' 3")

Electrically operated roller door, light and power, personal door, attached Potting Shed to rear and stairs to two attic rooms.

VERSATILE GARDEN CABIN/ HOME OFFICE/GYM

2.73m x 2.70m (8' 11" x 8' 10")

With light and power connected.

TOOL SHED

2.70m x 1.26m (8' 10" x 4' 2")

ADDITIONAL FEATURES

Secondary glazing to the front of the house and double-glazed windows to the rear.

Internal and main entrance doors are solid oak bespoke.

Smart Wi-Fi NEST heating with water management system (also incorporates smoke alarm and front door video security camera).

Oil fired central heating to radiators, with Megaflo pressure water cylinder.

GRADE II LISTED

Described by English Heritage as: Early C19 brick and timber-framed cottage with plastered facade. Brick end stacks. Pantiled roof. Two storeys with cellar below extension to west. Three first floor hung sash windows with glazing bars. Two, similar ground floor windows and canted hung sash windowed bay to west. Six panelled door with bracketed hood.



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