



5 YEOMANS CLOSE

CATWORTH • PE28 0PL



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AT A GLANCE

- Established, extended and remodelled detached home in popular village Close.
- Generous plot around 0.37 of an acre with delightfully landscaped gardens and uninterrupted countryside views.
- Approaching 1,800 square feet of family accommodation, plus detached TWO BEDROOM ANNEXE/LODGE.
- Main house with four bedrooms, en suite and family bathroom, plus guest cloakroom.
- Fabulous living space with areas for dining, homeworking, hobbies and indoor/outdoor entertaining.
- Well-appointed kitchen/breakfast room and adjacent utility room.
- Driveway with extensive parking/turning space, garage, workshop and studio.
- EV charging point.

THE VILLAGE

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, The Racehorse pub with restaurant 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 and Gatwick. Oundle, Cambridge, Peterborough and Northampton are within easy commuting distance. It is also conveniently located for access to airports; Stansted, Luton, Birmingham, London City as well as Heathrow. Private airports can be found at an easy distance with Cambridge and Sywell being nearest.

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Guide Price £695,000

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THE PROPERTY

This established village residence has been carefully extended and remodelled over recent years to create an attractive and comfortable home with a superbly spacious and well-planned interior with outstanding accommodation that would equally suit the larger/extended family and those looking for a comfortable home with the added benefit of exceptional entertaining, homeworking and guest space, featuring a detached, fully self-contained two bedroom premium ANNEXE/LODGE with high quality fittings.

Extending to around 1,800 square feet, the main house features four bedrooms and en suite and family bathrooms, and highlights include an excellent dining/family room and conservatory located to the rear of the house to take full advantage of the views of the garden and countryside beyond.

It occupies a generous plot of over a third of an acre with expansive, delightfully landscaped gardens, along with extensive off-road parking, garage and useful outbuildings.

ACCOMMODATION IN BRIEF:

Double glazed entrance porch opening into the reception hall with brick-faced wall, refitted guest cloakroom and staircase to the first-floor galleried landing.

The generously proportioned, dual aspect sitting room features woodblock flooring, an open fireplace and sliding glazed double doors which open into the dining/family room with wood flooring, which in turn has patio doors opening into the large conservatory.

The well-appointed kitchen/breakfast room provides a comprehensive array of cabinets with hardwood counters and Butler sink, Dresser-style unit, dishwasher, space for range cooker with stainless steel extractor hood, recessed ceiling downlighters and tiled flooring which extends into a practical laundry/utility room, with Butler sink and range of cabinets to complement the kitchen, space for washing machine, oil-fired central heating boiler and glazed door to outside.

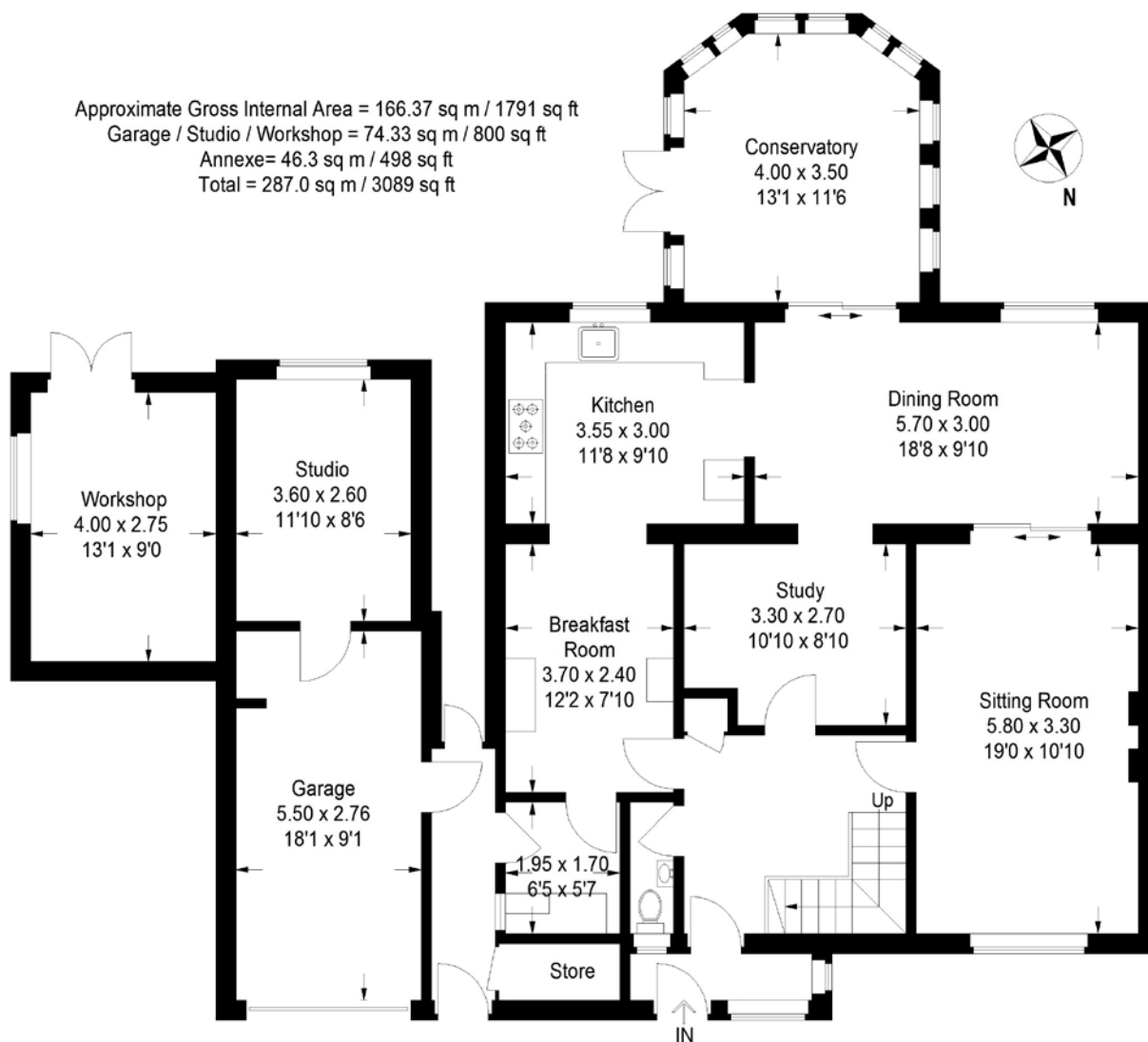
Finally, for those needing even more space - perhaps for homeworking or hobbies - there is an additional study/snug, accessed via the hall or the dining room with fitted desk unit and storage cupboards.

The first-floor galleried landing is spacious and light, with a window facing the front. There is access to the loft, which is part boarded.

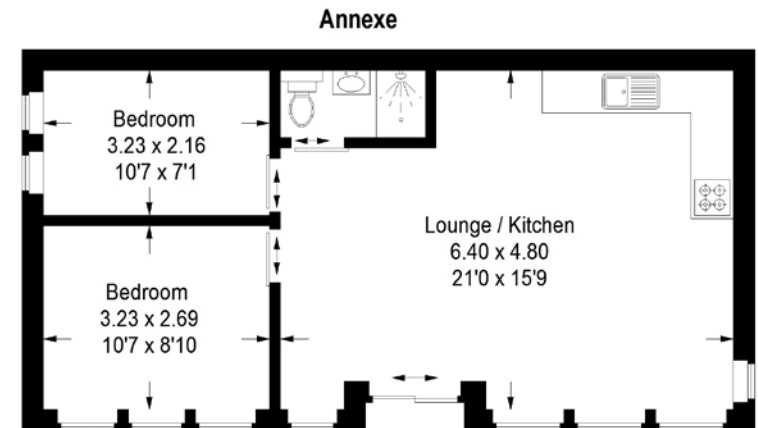
The principal bedroom overlooks the rear garden and has a full range of fitted furniture including wardrobes and dressing table, plus an en suite shower room with fully tiled walls.

There are three further bedrooms, two excellent doubles, with bedrooms three and four both overlooking the rear garden. The well-appointed family bathroom is fully tiled and is fitted with a Victorian garden-style suite comprising bath, pedestal washbasin, close-coupled WC and bidet.

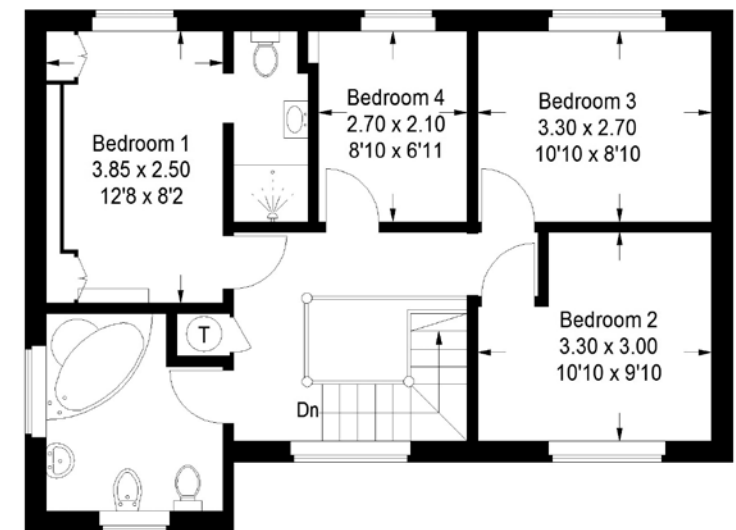




Ground Floor



(Not Shown In Actual
Location / Orientation)



First Floor

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. (ID1199936)

Housepix Ltd



OUTSIDE

Block paved driveway providing parking/turning space and access to the garage.

There is gated side access to the delightfully landscaped rear garden with full-width, stepped terrace with a variety of seating areas and fine expanse of lawn interspersed with shaped borders and beds and a variety of mature trees including apple, pear and plum, pond and pergola.

DETACHED ANNEXE

The lodge provides superb additional accommodation of almost 500 square feet, attractively designed with extensive glazing including patio doors to the garden and a spacious living/kitchen area with a range of quality cabinets and appliances including integrated dishwasher and fridge/freezer, shower room and two excellent bedrooms. (There is a certificate of lawful development for the siting of a caravan for use as ancillary accommodation).

GARAGE

5.50m x 2.76m (18' 1" x 9' 1")

STUDIO

3.60m x 2.60m (11' 10" x 8' 6")

WORKSHOP

4.00m x 2.75m (13' 1" x 9' 0")

BUYERS INFORMATION

To conform with government Money Laundering Regulations 2019, we are required to confirm the identity of all prospective buyers. We use the services of a third party, DezRez Legal, who will contact you directly. They will need the full name, date of birth and current address of all buyers. There is a nominal charge payable direct to DezRez Legal. Please note that we are unable to issue a Memorandum of Agreed Sale until the checks are complete.



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