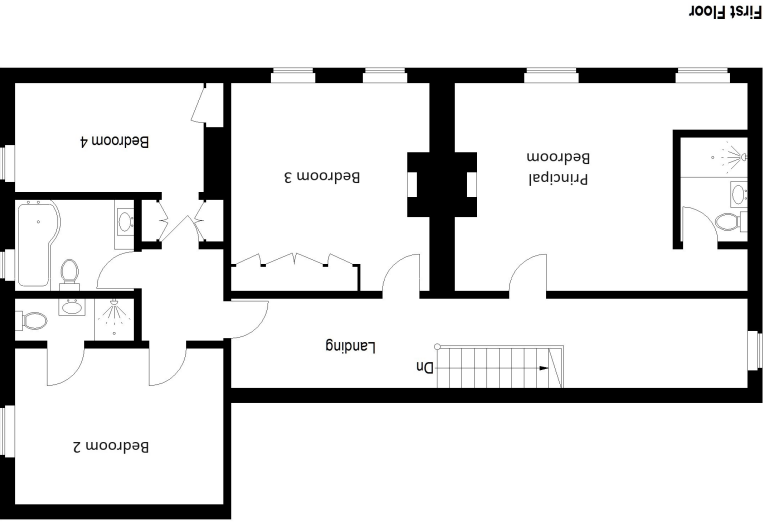
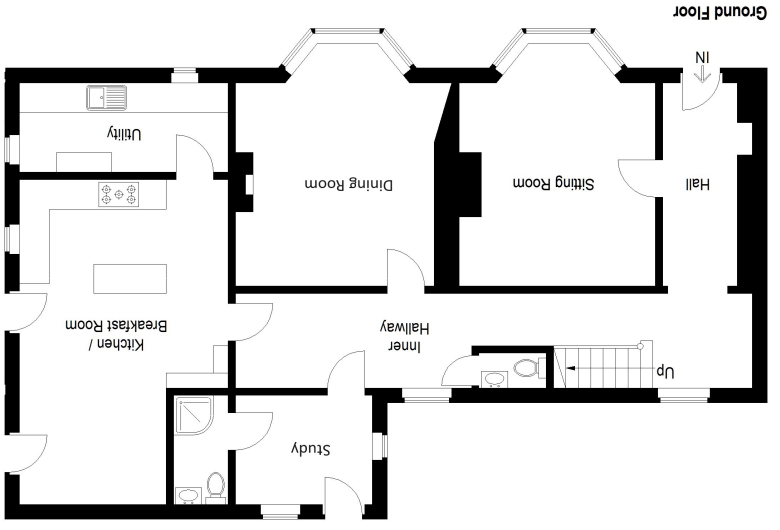


**Huntingdon** 60 High Street  
 St Neots 32 Market Square  
 Kimbolton 24 High Street  
 Mayfair Office Cashel House  
 15 Thayer St, London  
 Tel: 01480 414800  
 St Neots Tel: 01480 406400  
 Kimbolton Tel: 01480 860400  
 Huntingdon Tel: 0870 112 7099

**Huntingdon branch: 01480 414800**  
 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. (ID1080250)  
 Housepix Ltd



Approximate Gross Internal Area (Excluding Outbuilding)  
 231.6 sq m / 2493 sq ft



- Grade II Listed With Robust Build Quality
- Beautiful Original Period Features
- Sizeable Gardens Front And Rear
- Ample Parking With Option For More Space
- Walking Distance Of Station And Town Centre

- Detached House With Four/Five Bedrooms, Two En Suites And Shower Room
- Antique Brass Fittings And Oak Flooring
- Rich In History Built Between 1826 And 1828
- Non Estate Location With Flexible Layout
- Viewing Strictly By Appointment Only



**Solid Timber Door With Fan Light Above To**

**Reception Hall**

A large 'L' shaped space with high ceilings, two sash windows to rear aspect, two radiators, recessed storage cupboard with granite surface, five wall light points, coats hanging area with bench, stairs to first floor.

**Cloakroom**

Fitted in a two piece suite comprising low level WC, wash hand basin, tiled flooring.

**Lounge**

16' 4" into bay x 13' 0" (4.98m x 3.96m)

Walk in bay window to front aspect, picture rail, high ceiling, wall light point, central feature fireplace with timber mantle and surround with granite hearth. three double sockets with USB points, wooden flooring.

**Dining Room**

16' 4" into bay x 13' 1" (4.98m x 3.99m)

Walk in bay window to front aspect, high ceiling, picture rail, wall light point, serving hatch to **Kitchen**, central feature fireplace with timber surround and tiled hearth, radiator, two double sockets with USB points, wooden flooring.

**Study**

8' 9" x 7' 4" (2.67m x 2.24m)

A double aspect room with windows to side and rear aspects, door to rear, radiator, wooden flooring.

**Shower Room**

Fitted in a three piece suite comprising low level WC, vanity wash hand basin, shower cubicle with drench style shower and hand held attachment, complementing tiling, tiled flooring, heated towel rail, window to rear aspect.

**Kitchen/Breakfast Room**

13' 7" x 13' 6" (4.14m x 4.11m)

Window and door to side aspect opening to **Lean To Conservatory**, re-fitted in a comprehensive range of base and wall mounted cabinets with complementing granite work surfaces and up-stands, drawer units, one and a half bowl single drainer stainless steel sink unit with mixer tap, integrated dishwasher, dual fuel oven with extractor hood over, wine rack, central island with granite work surface, pan drawers, tiled flooring.

**Breakfast Area**

8' 9" x 7' 2" (2.67m x 2.18m)

Door to garden, radiator, two wall light points, tiled flooring.

**Utility Room**

13' 6" x 5' 9" (4.11m x 1.75m)

A double aspect room with windows to front and side aspects, re-fitted in a range of base and wall mounted units with stainless steel single drainer sink unit with mixer tap, space and plumbing for washing machine, space for tumble dryer, cupboard housing gas fired central heating boiler, complementing granite work surface and up-stands, broom cupboard, radiator, two double sockets with USB points, tiled flooring.

**First Floor Split Level Landing**

Window to side aspect, central heating thermostat, two radiators, exposed floor boards, steps leading down to **Secondary Landing**.

**Principal Bedroom**

14' 4" x 13' 9" (4.37m x 4.19m)

Two windows to front aspect, two radiators, central cast iron feature fireplace, Study Area with desk unit, two double sockets with USB points.

**En Suite Shower Room**

Circular porthole feature window, fitted in a three piece suite comprising low level WC, wash hand basin, double shower cubicle with drench style shower head and hand held attachment, aqua-boarding, heated towel rail, shaver point.

**Bedroom 2**

13' 5" x 13' 0" (4.09m x 3.96m)

Two windows to front aspect, two radiators, three double sockets with USB points, a range of free-standing wardrobes, central feature cast iron fireplace with mantle and surround, exposed floor boards.

**Secondary Landing**

Two double storage cupboards with granite work surfaces, leading to **Bedrooms 3 & 4 and Family Bathroom**.

**Guest Bedroom**

13' 6" x 9' 9" (4.11m x 2.97m)

Window to side aspect, two double sockets with USB points, radiator.

**Guest En Suite Shower Room**

Fitted in a three piece suite comprising low level WC, vanity wash hand basin, shower cubicle with drench style shower head and hand held attachment with aqua-boarding, complementing tiling, tiled flooring, heated towel rail.

**Bedroom 4**

13' 5" x 6' 2" (4.09m x 1.88m)

Window to side aspect, radiator, double socket with USB point.

**Family Bathroom**

Window to side aspect, fitted in a three piece suite comprising low level WC, vanity wash hand basin, 'P' shaped bath with drench style shower head and mixer tap hand shower, shower screen, aqua-boarding, heated towel rail, shaver point, central cast iron feature fireplace.

**Outside**

There is off road parking for two to three vehicles with cast iron gates opening to the front garden which is in the process of being seeded with seating areas, outside tap and lighting, with Laurel and conifer hedging. Side access leads to the rear garden which is enclosed by brick walling providing a high degree of privacy.

**Tenure**

Freehold

Council Tax Band - E

