

2C, ERMINE STREET

GREAT STUKELEY • PE28 4AF





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- Exceptional Contemporary Town House
- Five En Suites
- Three Reception Rooms
- Landscaped Gardens
- Log Cabin And Hot Tub
- Approaching 4000 sq ft of overall accommodation
- Five Generous Double Bedrooms
- Stunning Re-Fitted 34' Kitchen/Family Room
- New UPVC Windows And Doors
- Detached Cart Barn/Double Garaging
- Desirable Village Location

This exceptional extended town house offers substantial family accommodation approaching 4000 sq ft. The accommodation is arranged over three floors and give five double bedrooms, five en-suites and an impressive 34' kitchen/family room. There are three further reception rooms.

Accessed via electrically operated gated the gardens are private and landscaped with natural stone terracing with a generous Cart Barn/Double Garage with ample parking provision.

Occupying a prominent position the house dominates the street scene and gives a lovely overall aesthetic. The upper floors have lovely views across the village with the Church perfectly framed through the principal bedroom window.

Overall a wonderfully proportioned ideal family home offering impressive overall scale positioned within one of our desirable local villages.

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

OIEO £900,000

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RECESSED BRICK ENTRANCE PORCH TO

Glazed composite door with side panels to

RECEPTION HALL

21' 11" x 10' 7" (6.68m x 3.23m)

Stairs to first floor with understairs storage cupboard, recessed lighting, Kardean flooring, glazed internal double doors access

DINING ROOM

13' 1" x 12' 0" (3.99m x 3.66m)

UPVC window to front aspect, double panel radiator, Kardean flooring, glazed internal Oak doors access

SITTING ROOM

20' 4" x 15' 11" (6.20m x 4.85m)

UPVC window to front aspect, two double panel radiators, central fireplace recess with display sill, TV point, telephone point, recessed lighting, open access to

KITCHEN/FAMILY ROOM

34' 5" x 21' 5" (10.49m x 6.53m)

An impressive open plan extended space incorporating bi-fold doors accessing garden terrace, recessed lighting, central architectural lantern, TV point, panel work, fitted in a bespoke range of Shaker style base and wall mounted cabinets finished in contrasting grey tones with central island topped in quartz incorporating drawer units and pan drawers, four stool breakfast bar, additional cabinet storage, space and plumbing for American style fridge freezer, twin Neff pyrolytic ovens, integral wine cooler and automatic dishwasher, waste disposal





unit, inset one and a half bowl sink unit with hot water and filtered water tap, glass fronted display cabinet, underlit fixed display shelving, recessed lighting, additional drawer units, shelved larder units, Karndean flooring, inner door to

UTILITY ROOM

17' 7" x 5' 7" (5.36m x 1.70m)
Part vaulted ceiling line with Velux window to side aspect, double panel radiator, appliance spaces, work surfaces, wall mounted cabinets, integrated ironing board unit, coats hanging area, Karndean flooring.

CLOAKROOM

Fitted in a two piece contemporary white suite comprising low level WC with concealed cistern, vanity wash hand basin with mono bloc mixer tap, decorative panel work, chrome heated towel rail, fixed display shelving, extractor, recessed automatic lighting.

STUDY

13' 3" x 7' 8" (4.04m x 2.34m)
Double panel radiator, UPVC widow to side aspect, TV point, telephone point, Karndean flooring.

FIRST FLOOR GALLERIED LANDING

Minstrel gallery, Oak staircase extend to second floor, double panel radiator, UPVC picture window to front aspect, double airing cupboard housing pressurised hot water system and storage, UPVC window to rear aspect, recessed lighting.

BEDROOM 5

13' 4" x 12' 3" (4.06m x 3.73m)
UPVC window to front aspect, double panel radiator, Jack 'n' Jill door accesses

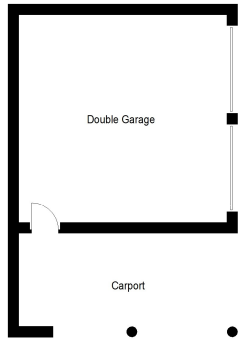
FAMILY BATHROOM

13' 5" x 7' 10" (4.09m x 2.39m)
Fitted in a four piece white suite comprising low level WC, vanity wash hand basin with mono bloc mixer tap, double ended free-standing bath with mixer tap, chrome heated towel rail, double panel radiator, over sized screened shower enclosure, wall light points, UPVC window to rear aspect, ceramic tiled flooring.

BEDROOM 2

20' 4" x 17' 4" (6.20m x 5.28m)
A double aspect rom with UPVC widow to front and rear aspects, two double panel radiators, TV point, telephone point, extensive wardrobe range incorporating triples with hanging and shelving, inner door to

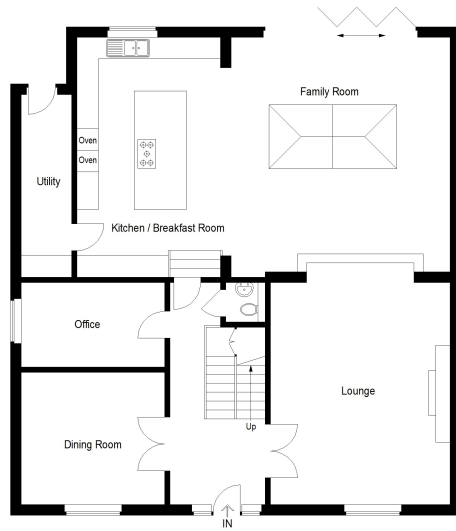




Approximate Gross Internal Area = 333.1 sq m / 3585 sq ft
 Double Garage = 34.3 sq m / 369 sq ft
 Total = 367.4 sq m / 3954 sq ft



(Not Shown In Actual Location / Orientation)



Ground Floor



First Floor



Second 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. (ID1039309)
 Housepix Ltd



EN SUITE SHOWER ROOM

9' 1" x 4' 5" (2.77m x 1.35m)

Fitted in a three piece white suite comprising low level WC with concealed cistern, circular vanity wash hand basin with mixer tap, shaver point, oversized screened shower enclosure with independent shower unit fitted over, recessed lighting, coving to ceiling, full ceramic tiling with natural stone contour border tiling, ceramic tiled flooring.

PRINCIPAL BEDROOM

22' 0" x 13' 1" (6.71m x 3.99m)

A light double aspect room with UPVC windows to side and rear aspects, two double panel radiators, extensive wardrobe range incorporating two double units, recessed lighting, telephone point, TV point, inner access to

PRINCIPAL EN SUITE SHOWER ROOM

7' 7" x 6' 2" (2.31m x 1.88m)

Re-fitted in a contemporary range of three piece white sanitary ware comprising low level WC, vanity wash hand basin with mono bloc mixer tap, chrome heated towel rail, fixed display unit, contour border tiling, oversized screened shower enclosure with independent shower unit fitted over, extensive tiling, recessed lighting, double glazed window to side aspect, Karndean flooring.

SECOND FLOOR LANDING

UPVC window to rear aspect, display shelving, double panel radiator, recessed lighting.

BEDROOM 4

16' 8" x 14' 11" (5.08m x 4.55m)

A rear aspect room, double panel radiator, recessed lighting.

EN SUITE CLOAKROOM

Fitted in a two piece contemporary white suite comprising low level WC, vanity wash hand basin with mixer tap and cabinet storage, recessed lighting, extractor, Karndean flooring.

GUEST BEDROOM

15' 9" x 12' 2" (4.80m x 3.71m)

UPVC window to rear aspect, cupboard storage, recessed lighting, double panel radiator, eaves recesses.

DRESSING ROOM

14' 8" x 7' 10" (4.47m x 2.39m)

Hanging, storage, shelving, recessed lighting, inner access to

GUEST EN SUITE BATHROOM

7' 7" x 7' 7" (2.31m x 2.31m)

Fitted in a contemporary three piece suite comprising low level WC with concealed cistern, vanity wash hand basin with mixer tap, full tiling with contour tiling, cupboard storage, panel bath with independent shower unit fitted over and mixer tap shower, wall light point, chrome heated towel rail, UPVC window to rear aspect, Karndean flooring.

OUTSIDE

The property stands in generous surrounding gardens with an extensive walled frontage accessed via electrically operated cantilever gate and wrought iron railings. The brick paviour driveway gives provision for numerous vehicles accessing the **Detached Cart Barn** incorporating **Double Garaging** Gated access extends to the rear. The rear garden is pleasantly arranged and landscaped with an extensive paved terrace extending to the side and rear finished in natural sandstone, there is an extensive lawn, gravelled border, outside power points and lighting. The garden is enclosed by a combination of established evergreen hedging and panel fencing offering a good degree of privacy with a Detached Log Cabin measuring 15' 9" x 15' 5" (4.80m x 4.70m) with power lighting, chrome heated towel rail and double glazed doors to garden aspect, incorporating a Hot Tub available by separate discussion.

BARN

19' 4" x 19' 1" (5.89m x 5.82m)

Twin up and over doors, power, lighting, eaves storage space, private door to the side, an extensive range of kitchen units incorporating drawer units, work surfaces, larder units. The **Cart Barn Element** measures 18' 10" x 9' 11" (5.74m x 3.02m) slate tiled.

TENURE

Freehold
Council Tax Band - E





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