





BELL HOUSE, 8 HIGH STREET • ALCONBURY • PE28 4DT

Guide Price £900,000

Set in a prominent and central High Street location in Alconbury, this stunning 17th Century Grade II Listed detached residence seamlessly blends historic charm with contemporary luxury. Offering over 3,200 sq ft of thoughtfully extended accommodation, this exceptional family home has been expertly interior designed by JK Interiors to provide versatile and stylish living spaces. With five generously sized bedrooms, four of which boast private en suites, plus a family bathroom, the property comfortably accommodates modern family life. Boasting three inviting reception rooms, many original character elements and period features, and nestled within a beautiful 0.75-acre plot that enjoys a delightful open aspect to the rear, this unique home truly must be seen to be appreciated. Recently rethatched within the last two years, the property combines timeless aesthetics with quality maintenance and care. The house offers impressive scale, character and extremely practical living space all in equal measure.

Upon entering this impressive home, you are greeted by a welcoming entrance hall leading through to the principal reception areas. The spacious lounge features charming period details such as exposed beams and a period fireplace, creating a warm and inviting atmosphere. Adjacent to this, the formal dining room provides an elegant setting for entertaining guests or family meals. The third reception room is versatile and light-filled, perfect as a sitting room, home office, or playroom to suit your needs.

Upstairs, the five bedrooms offer comfortable and adaptable accommodation. Four of the bedrooms benefit from their own luxury ensuite bathrooms, each finished to a high standard. The well-appointed family bathroom serves the remaining first floor bedroom. The external ground floor guest/staff accommodation offers an additional interesting element and would also lend itself to self contained annexe use.

Throughout the home, carefully preserved period features such as exposed timberwork, original fireplaces and wide plank floor boards enhance the character and charm that set this property apart.

Externally, the generous 0.75-acre plot offers beautiful, mature gardens with a delightful open aspect to the rear, providing a peaceful and private outdoor space. This enviable garden offers excellent potential for alfresco dining, gardening, and recreation, making it ideal for both relaxation and entertaining in all seasons.

To fully appreciate the stunning presentation, exquisite design, and significant character on offer, viewing is essential and strictly by appointment only. This remarkable Grade II listed home combines history, style, and space in one of Alconbury's most sought-after addresses and represents a rare opportunity for those looking to secure a stylish countryside residence with excellent amenities close at hand. The village school, shop and pleasant open countryside are all within a few minutes walk.





ORIGINAL HEAVY PANEL GLAZED DOOR

With original door furniture to

ENTRANCE PORCH

6' 7" x 3' 8" (2.01m x 1.12m)

Exposed brickwork chimney feature, brick pammet flooring, concealed consumer unit, inner door to

LOUNGE

20' 2" x 16' 8" (6.15m x 5.08m)

Side sash picture window to front aspect, double panel radiator, exposed structural timberwork, notable ceiling beamwork, wall light points, central grand fireplace with original stonework, pammet hearth and exposed brickwork and chimney features, double internal doors access

GARDEN/FAMILY ROOM

19' 4" x 16' 5" (5.89m x 5.00m)

Part of a more contemporary extension with French doors accessing garden terrace, picture windows to two further garden aspects, three radiators with decorative covers, bespoke range of cabinetry incorporating display shelving, underlit display cabinets and base mounted storage units, exposed timberwork, recessed lighting.

RECEPTION ROOM

14' 7" x 12' 7" (4.45m x 3.84m)

Glazed stable door to garden aspect, exposed brick pammet flooring, primary staircase to first floor, exposed structural timberwork, central notable decorative cast fireplace with timber surround, arch display recess, base cabinet storage, double panel radiator, inner door to

CLOAKROOM

7' 10" x 4' 10" (2.39m x 1.47m)

Fitted in a range of white sanitaryware comprising low level WC, pedestal wash hand basin, tiled sill, freestanding cast iron radiator incorporating towel rail, reclaimed brick pammet flooring.

DINING ROOM

18' 1" x 13' 7" (5.51m x 4.14m)

Side sash picture window to front aspect, double panel radiator, central grand inglenook fireplace with timber bresumer, tiled hearth and exposed brickwork chimney features, exposed structural timberwork, fitted corner cabinet, dimmer switches.

KITCHEN/BREAKFAST ROOM

25' 9" x 8' 2" (7.85m x 2.49m)

A charming open plan, triple aspect room with picture windows to front and rear aspects and French doors to garden terrace, central dividing structural timberwork, double panel radiator, exposed brickwork chimney feature, panel door to rear garden, fitted in a range of base and wall mounted cabinets with complementing work surfaces and re-tiled surrounds, single drainer one and a half bowl stainless steel sink unit with directional mixed tap, water filter and boiling water tap, drawer units, central dividing peninsular unit incorporating four stool breakfast bar, drawer units and corner shelf display unit, a range of integrated appliances incorporating dual ovens, integral Miele microwave, fireplace recess, ceramic tiled flooring.



REAR ENTRANCE HALL

5' 4" x 4' 6" (1.63m x 1.37m)

Glazed door to garden aspect, ceramic tiled flooring, inner door to

UTILITY ROOM

11' 5" x 6' 6" (3.48m x 1.98m)

Fitted in a range of units with work surfaces and tiling, single drainer stainless steel sink unit with mixer tap, picture window to front aspect, appliance spaces, ceramic tiled flooring, larder unit incorporating gas fired central heating boiler serving hot water system and radiators, Megaflow hot water cylinder, fixed display shelving.

GARDEN CLOAKROOM

Fitted in a two piece white suite comprising low level WC, pedestal wash hand basin with tiling, single panel radiator, fixed display shelving, side sash picture window to garden aspect.

FIRST FLOOR GALLERIED LANDING

13' 11" x 6' 4" (4.24m x 1.93m)

Original balustrade, exposed timberwork, central fireplace recess with timber bresumer and brick hearth, original exposed wide planked floorboards, internal panel work.

BEDROOM 2

16' 6" x 15' 5" (5.03m x 4.70m)

A light room with picture window garden aspect, exposed structural timberwork, bespoke joinery incorporating bureau, fixed display shelving, wall light points, access to boarded loft space with pull down ladder.

GUEST EN SUITE BATHROOM

11' 11" x 5' 10" (3.63m x 1.78m)

Fitted in a range of quality white sanitaryware comprising low level WC, pedestal wash hand basin with tiling, contour border tiles, panel bath with hand mixer shower, internal arch, picture window to garden aspect, radiator, ceramic tiled flooring, heated towel rail, exposed structural timberwork.

FAMILY BATHROOM

11' 2" x 6' 5" (3.40m x 1.96m)

Fitted in a range of white sanitaryware comprising low level WC, pedestal wash hand basin, wall light points, panel bath with folding shower screen with independent shower screen fitted over, additional mixer tap hand shower, picture window to side aspect, exposed timberwork, heated towel rail, radiator, exposed timbers, shelved storage cupboard, exposed timber flooring.

BEDROOM 3

13' 8" x 12' 6" (4.17m x 3.81m)

Side sash window to front aspect, exposed original timberwork, timber flooring, internal decorative panel work, bespoke shutters, picture window to front aspect, single panel radiator.

PRINCIPAL SUITE

17' 0" x 15' 7" (5.18m x 4.75m)

A double aspect room with picture windows to front and rear aspects, bespoke shutters to front elevation, exposed structural timberwork, central brickwork chimney feature, access to secondary loft space, double panel radiator, walk in eaves storage space, walk in wardrobe with lighting, hanging and shelf space, exposed brick and timberwork, inner door to

p: 761.9 ft
a: 0.74 acres



EN SUITE BATHROOM

14' 1" x 7' 2" (4.29m x 2.18m)

Fitted in a range of quality white sanitaryware comprising low level WC, pedestal wash hand basin with tiling, roll top claw foot bath with hand mixer shower, picture window to two aspects, recessed lighting, 3m ceiling height, exposed timber floor boards, double panel radiator.

BEDROOM 4

13' 11" x 9' 10" (4.24m x 3.00m)

Exposed timberwork, sash picture windows to front aspect, exposed structural timberwork, recessed lighting, double panel radiator, secondary staircase to **Kitchen**.

EXTERNAL GUEST ACCOMMODATION

Panel door leading to

GUEST SUITE/ BEDROOM 5

19' 0" x 10' 8" (5.79m x 3.25m)

Quarry tiled flooring, single panel radiator, two picture windows to garden aspect with bespoke shutters, vaulted ceiling line with exposed 'A' frame timberwork, TV and telephone points.

GUEST EN SUITE SHOWER ROOM

Fitted in a range of white sanitaryware comprising low level WC, pedestal wash hand basin with mixer tap, picture window to garden aspect, ceramic tiled flooring, extractor, recessed lighting, access to secondary loft space, screened shower enclosure with independent shower unit fitted over.





OUTSIDE

The property stands in large mature and private gardens extended in excess of 0.75 of an acre (STMS) . The extensive gravel driveway gives generous parking provision and is accessed via twin electrically controlled security gates. The gardens consist primarily of level lawn with large stocked varieties of shrubs, rose-beds and evergreen ornamental trees .The gardens are subdivided by established box hedging .There is an established orchard with a selection of productive fruit trees, a pleasant child's playhouse/treehouse and timber shed, there is an extensive paved terrace enjoying a lovely view across the grounds, outside lighting and tap, CCTV system. The gardens are enclosed by mixed boundaries offering a good degree of privacy.



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.

TENURE

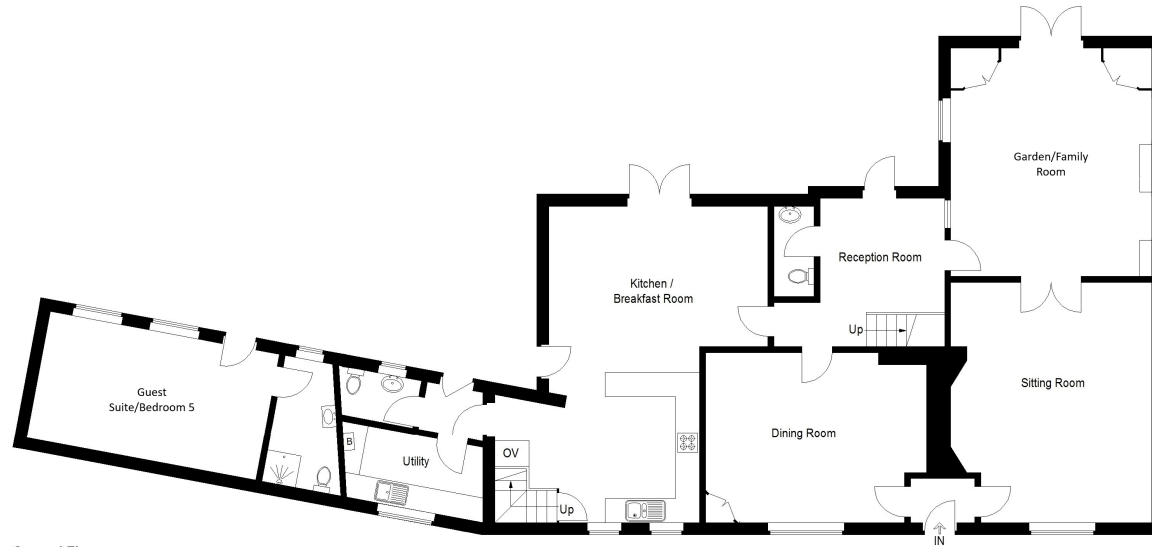
Freehold

Council Tax Band - F

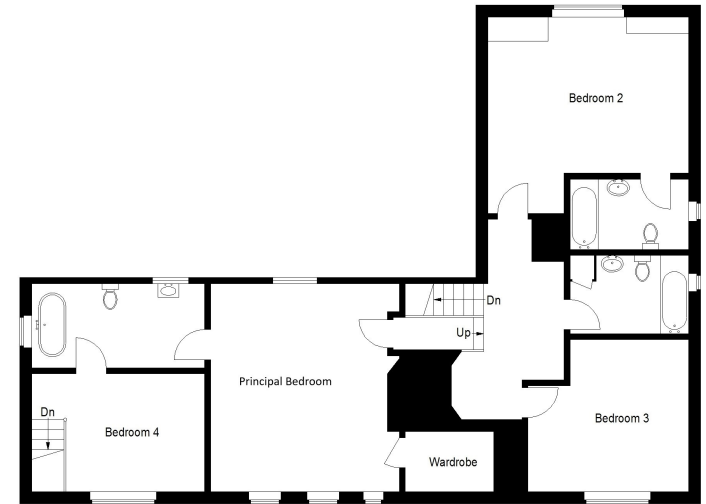




Approximate Gross Internal Area = 299.8 sq m / 3227 sq ft



Ground Floor



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. (ID1286302)
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