

THREE HORSESHOES COTTAGE

GREAT RAVELEY • PE28 2QX





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- Charming Grade II Listed Character Cottage
- Many Original Features
- Versatile Four/Five Bedroom Accommodation
- Bespoke Oak Kitchen/Breakfast Room
- Extended Accommodation
- Mature And Beautifully Stocked Third Of An Acre Gardens
- Fabulous Detached Barn
- Open Countryside Views

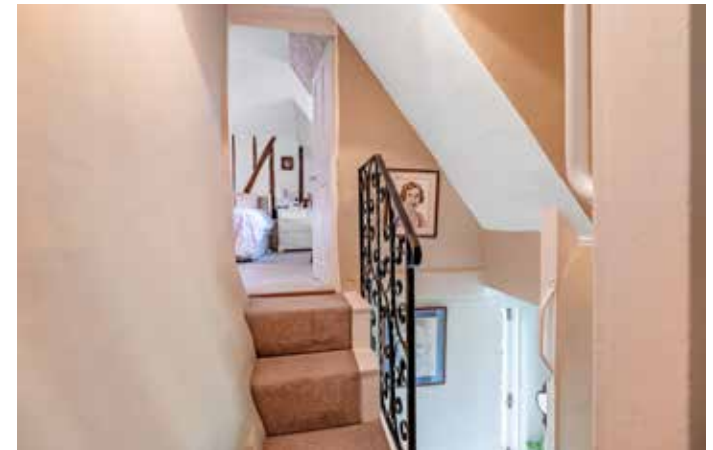
Three Horseshoes Cottage is a stunning Grade II listed 18th century home that offers wonderful character accommodation. The house retains many character elements and period features with some notable inglenook fireplaces and lots of exposed structural timber work.

The versatile, extended four/five-bedroom accommodation offers lots of practical and useable overall living space.

The gardens are beautifully arranged and stocked extending to approximately a third of an acre. There's a fabulous barn with huge scope for further development, subject to the relevant planning consent.

The thatched roof was re-ridged, re-netted and combed by Clive Dodson and Son within the last two months and is in excellent overall condition.

The house offers a lovely character aesthetic set within gorgeous cottage gardens with appealing countryside views. It really must be viewed to be appreciated.



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GUIDE PRICE £825,000 - £850,000

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Glazed Panel Front Door To

ENTRANCE HALL

11' 10" x 10' 2" (3.61m x 3.10m)

Part vaulted ceiling, single panel radiator, exposed timber work, coats hanging area.

INNER HALL

Tongue and groove panel work, leading through to

DINING ROOM

15' 9" x 9' 9" (4.80m x 2.97m)

Stunning inglenook fireplace with exposed brickwork chimney feature with timber bressumer and inset fire basket with canopy above, exposed structural timbers, double panel radiator, picture window to side aspect.

KITCHEN/BREAKFAST ROOM

17' 3" x 12' 6" (5.26m x 3.81m)

A light double aspect room with side sash picture windows to garden aspect and windows to side, fitted in a bespoke range of handmade Oak base mounted cabinets with complementing 'Starburst' granite work surfaces, one and a half bowl inset sink unit with mono bloc mixer tap with water softener and directional hand mixer, granite up-stands and Oak sills, double panel radiator, integral microwave and double electric Neff oven





with ceramic hob, central 1960's Aga with work surfaces topped in granite, shelved pantry measuring 7' 5" x 4' 0" (2.26m x 1.22m), quarry tiled flooring.

LAUNDRY/BOOT ROOM

12' 1" x 8' 1" (3.68m x 2.46m)

Glazed door to garden aspect, fitted in a range of base units with work surfaces and tiling, single drainer stainless steel sink unit with mixer tap, appliance spaces, larder unit, exposed timber work, access to loft space, vinyl flooring, inner door to

CLOAKROOM

Fitted with low level WC, fixed display shelving, recessed lighting, composite flooring.

SITTING ROOM

23' 4" x 16' 0" (7.11m x 4.88m)

Side sash picture windows to front elevation, glazed internal doors to **Conservatory**, central grand inglenook fireplace with timber bressumer, pammet hearth and inset fire basket with original bread oven, TV point, telephone point, exposed timberwork, double panel radiator, Economy 7 storage heater, secondary staircase extending to first floor bedroom, directional downlighters, Oak flooring, internal latch door to

PRINCIPAL BEDROOM

18' 6" x 13' 8" (5.64m x 4.17m)

Exposed brickwork chimney feature with tiled pammet hearth, structural timberwork, fixed display shelving, access to small loft space, picture windows to two aspects, double panel radiator, panel door to front aspect.

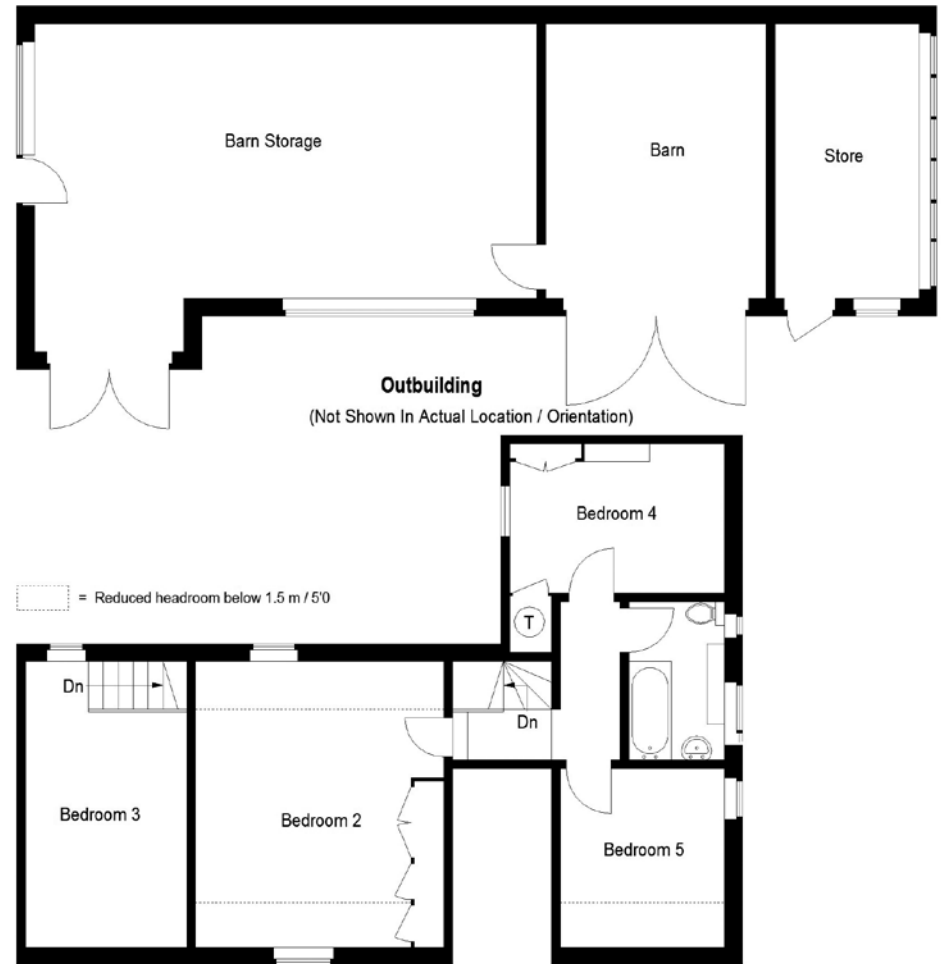
EN SUITE SHOWER ROOM

6' 11" x 6' 11" (2.11m x 2.11m)

Fitted in a three piece white suite comprising low level WC, pedestal wash hand basin with ceramic tiling and natural stone contour border tiling, wall light point, screened oversized shower enclosure with independent shower unit fitted over, electric heated towel rail, airing cupboard housing hot water cylinder and shelving.



Approximate Gross Internal Area = 216.9 sq m / 2335 sq ft
 Outbuilding = 71.7 sq m / 772 sq ft
 Total = 288.6 sq m / 3106 sq ft



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. (ID1090698)
 Housepix Ltd

SEPARATE WC

Fitted with low level WC, window to garden aspect, electric heater, exposed brickwork, composite flooring.

BEDROOM 3

15' 1" x 8' 9" (4.60m x 2.67m)

Accessed via secondary staircase from the living room, Picture window to rear aspect, exposed structural timberwork, Economy 7 storage heater.

CONSERVATORY/GARDEN ROOM

22' 8" x 9' 7" (6.91m x 2.92m)

Of bespoke Oak construction, brick based with vaulted ceiling, custom fitted blinds, reinforced glass roofing, wall light points, French doors to garden terrace, exposed internal brickwork, ceramic tiled flooring.

INNER HALLWAY

Picture window to rear aspect, stairs to first floor with wrought iron balustrade leading to

FIRST FLOOR LANDING

Leading through to

BEDROOM 2

16' 1" x 13' 5" (4.90m x 4.09m)

A double aspect room with side sash picture window to front and picture window to rear aspect, exposed structural timberwork, single panel radiator, bespoke bedroom furniture incorporating wardrobe range and drawer units.

BEDROOM 4

12' 0" x 7' 7" (3.66m x 2.31m)

Central fireplace recess, double wardrobe with hanging and storage, side sash picture window to rear aspect, additional storage cupboard, double panel radiator.

BEDROOM 5

9' 10" x 9' 7" (3.00m x 2.92m)

Single panel radiator, secondary double glazed picture window to side aspect.

FAMILY BATHROOM

8' 5" x 6' 9" (2.57m x 2.06m)

Re-fitted in a range of sanitaryware comprising low level WC with concealed cistern, pedestal wash hand basin, panel bath with folding shower screen and independent shower unit fitted over, shaver light point, window to side aspect, cabinet storage, extensive ceramic tiling, electric wall heater, access to loft space.

OUTSIDE

The property stands in stunning mature and private grounds with an extensive frontage with a gravelled horseshoe drive with a central notable Chestnut tree and borders planted in mature rose beds. A five bar gate accesses an additional extensive gravel driveway giving provision for two large vehicles with an area of lawn, established orchard with a selection of fruit trees and timber greenhouse, there's a fabulous **Detached Pan Tiled Outbuilding/Barn** measuring 28' 6" x 17' 11" (8.69m x 5.46m) with vaulted ceiling, power, lighting and windows to two aspects, a **Barn** measuring 14' 9" x 12' 6" (4.50m x 3.81m) with double timber doors on both sides of the barn and an adjoining workshop measuring 14'9 x 12'6. The driveway is sub-divided from the main gardens with picket fencing. The gardens are beautifully arranged and extend beyond one third of an acre with an ornamental pond and extensive paved terrace, outside lighting and shaped lawns, the gardens are stocked with a large variety of specimen trees and ornamental shrubs flower and rose beds, a raised paved seating area, a pleasant **Summer House** centrally positioned within the garden with double doors, a further variety of shrubs and ornamentals. The garden is enclosed by a combination of panel and picket fencing. To the rear is the most stunning countryside with views over open farmland and woodland in the distance.

TENURE

Freehold

Council Tax Band - F





Huntingdon	St Neots	Kimbolton	Mayfair Office
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