

RECTORY FARM

HUNTINGDON ROAD • WYTON • PE28 2AD





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- Offered With No Upward Chain And Immediate Vacant Possession
- Generous Extended Four Bedroom Accommodation
- Grade II Listed Detached Cart Barn
- Desirable Conservation Village Location
- Stunning Character Residence
- Impressive 30' Sitting Room
- Lots Of Appealing Character Elements

Dominating the street scene and positioned close to Houghton Village centre this delightful and generously proportioned character home offers extended accommodation retaining many period features. The property offers extended and surprisingly practical accommodation with four bedrooms and en suite to principal bedroom, three/four reception rooms including an impressive 30' Sitting room. The good sized Kitchen/Breakfast room offers scope for re-modelling and a great walk in pantry.

Outside, the gardens are beautifully stocked and mature with a fabulous Grade II Listed detached cart barn with two car parking bays and a potential adjoining workshop. The gardens are private and gated.

Positioned within one of our most exclusive and desirable locations in the heart of Houghton and Wyton village, close to the National Trust Houghton Mill. The property is situated just a short walk to the beautiful river Great Ouse, village primary school and two pubs.

Rectory Farm is offered with no onward chain and immediate vacant possession.

Overall a superb period home in a very special village. It must be viewed to be fully appreciated.

**Peter
Lane**
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Guide Price £799,995

Huntingdon branch: 01480 414800
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RECESSED ENTRANCE PORCH TO

Stable panel door to

KITCHEN/DINING ROOM

18' 2" x 13' 7" (5.54m x 4.14m)

A light, triple aspect room with windows to front, side and rear aspects, tongue and groove panel work, walk in shelved pantry, integral double electric oven and ceramic hob with extractor fitted above, integral plate rack, corner shelf display unit, fitted in a range of base and wall mounted units, fixed display shelving, appliance spaces, drawer units, double drainer stainless steel sink unit with mixer tap, double panel radiator, ceramic tiled flooring.

INNER HALL

12' 0" x 6' 8" (3.66m x 2.03m)

Double aspect with sash picture windows to two front elevations, double panel radiator, stairs to first floor, understairs storage cupboard housing meters and shelving, coats hanging area.





DINING ROOM

15' 7" x 15' 1" (4.75m x 4.60m)

A light, double aspect room with sash picture window to front aspect and French doors accessing garden terrace to the rear, double panel radiator, wall light points, exposed structural timber work, single panel radiator, cupboard storage, glazed internal door to

SITTING ROOM

15' 3" x 15' 1" (4.65m x 4.60m)

A double aspect room with sash picture window to front aspect and further window to rear garden, double panel radiator, central inglenook fireplace with exposed brickwork chimney features, fixed display shelving and quarry tiled hearth, timber bressumer over.

REAR ENTRANCE HALL

16' 7" x 9' 4" minimum (5.05m x 2.84m)

An L shaped room with double panel door and picture windows to rear aspect, double panel radiator, secondary stairs extending to the first floor, exposed internal brickwork, wall light points, sash picture window to front aspect, Oak parquet flooring, inner door to

CLOAKROOM

7' 3" x 6' 2" (2.21m x 1.88m)

Window to front aspect, fitted in a two piece white suite comprising low level WC, vanity wash hand basin with cabinet storage, tiling, double panel radiator.

LIVING ROOM

30' 6" x 12' 6" (9.30m x 3.81m)

A generous and versatile room that was part of the more recent extension, picture windows to two rear garden aspects and French doors onto the garden terrace, bay window to garden, double panel radiator, coving to ceiling, wall light points.

FIRST FLOOR GALLERIED LANDING

Picture window to rear aspect, double panel radiator.



Approximate Gross Internal Area
 235.8 sq m / 2538 sq ft
 Garage = 47.5 sq m / 511 sq ft
 Total = 283.3 sq m / 3049 sq ft



(Not Shown In Actual Location / Orientation)

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. (ID1114669)
 Housepix Ltd

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BEDROOM 1

17' 9" x 9' 1" (5.41m x 2.77m)

A double aspect room with sash picture window to front, window to rear aspect, two double panel radiators, inner access to

EN SUITE BATHROOM

9' 2" x 6' 2" (2.79m x 1.88m)

Window to side elevation, fitted in a three piece white suite comprising low level WC, pedestal wash hand basin with mixer tap, panel Jacuzzi bath with hand mixer shower, double panel radiator, extensive tiling, double cupboard with hanging and storage, vinyl floor covering.

BEDROOM 2

16' 2" x 13' 0" (4.93m x 3.96m)

A double aspect room with sash picture window to front and window to garden aspect, two double panel radiators.

BEDROOM 3

13' 1" x 11' 11" (3.99m x 3.63m)

Sash picture window to front aspect, double panel radiator, extensive wardrobe range with hanging and storage, wall light points, dressing table and drawer units, fixed display shelving, concealed fireplace, access to loft space.

FAMILY SHOWER ROOM

10' 7" x 6' 9" (3.23m x 2.06m)

Picture window to front aspect, fitted in a three piece white suite comprising low level WC, pedestal wash hand basin with mixer tap, and tiling, chrome heated towel rail, screened shower enclosure with independent shower unit fitted over, extensive ceramic tiling, airing cupboard housing hot water cylinder, shelving and pump for the independent shower unit, porcelain floor tiling.

SECONDARY LANDING

6' 7" x 4' 4" (2.01m x 1.32m)

Eaves storage cupboards, secondary stairs extending to the ground floor.

BEDROOM 4

16' 2" x 13' 9" (4.93m x 4.19m)

A double aspect room with picture window to front aspect and picture window to rear, pedestal wash hand basin with tiling, wall light point, extensive wardrobe range with hanging and storage, double panel radiator.

OUTSIDE

The property stands in beautiful established and private gated gardens. The frontage is laid to gravel and enclosed by low retaining brick wall with a five bar gate accessing the extensive gravelled driveway giving provision for four or more vehicles. There is a **Grade II Listed Detached Thatched Cart Barn** measuring 29' 10" x 13' 7" (9.09m x 4.14m) with high vaulted ceiling, original exposed structural timberwork, sub-divided and offering two generous parking bays with a potential adjoining work shop, this could have further uses subject to relevant buildings consent. The gardens are beautifully private and mature, heavily stocked with a selection of ornamental evergreen shrubs and notable evergreen trees, stocked flower borders, a further selection of ornamentals, a working **Well** and a **Pan Tiled Barn** to the rear boundary of block work and timber construction measuring approximately 12' 6" x 7' 3" (3.81m x 2.21m). The garden is enclosed by mature boundaries and offers a good degree of privacy.

TENURE

Freehold
Council Tax Band - G





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