

Directions

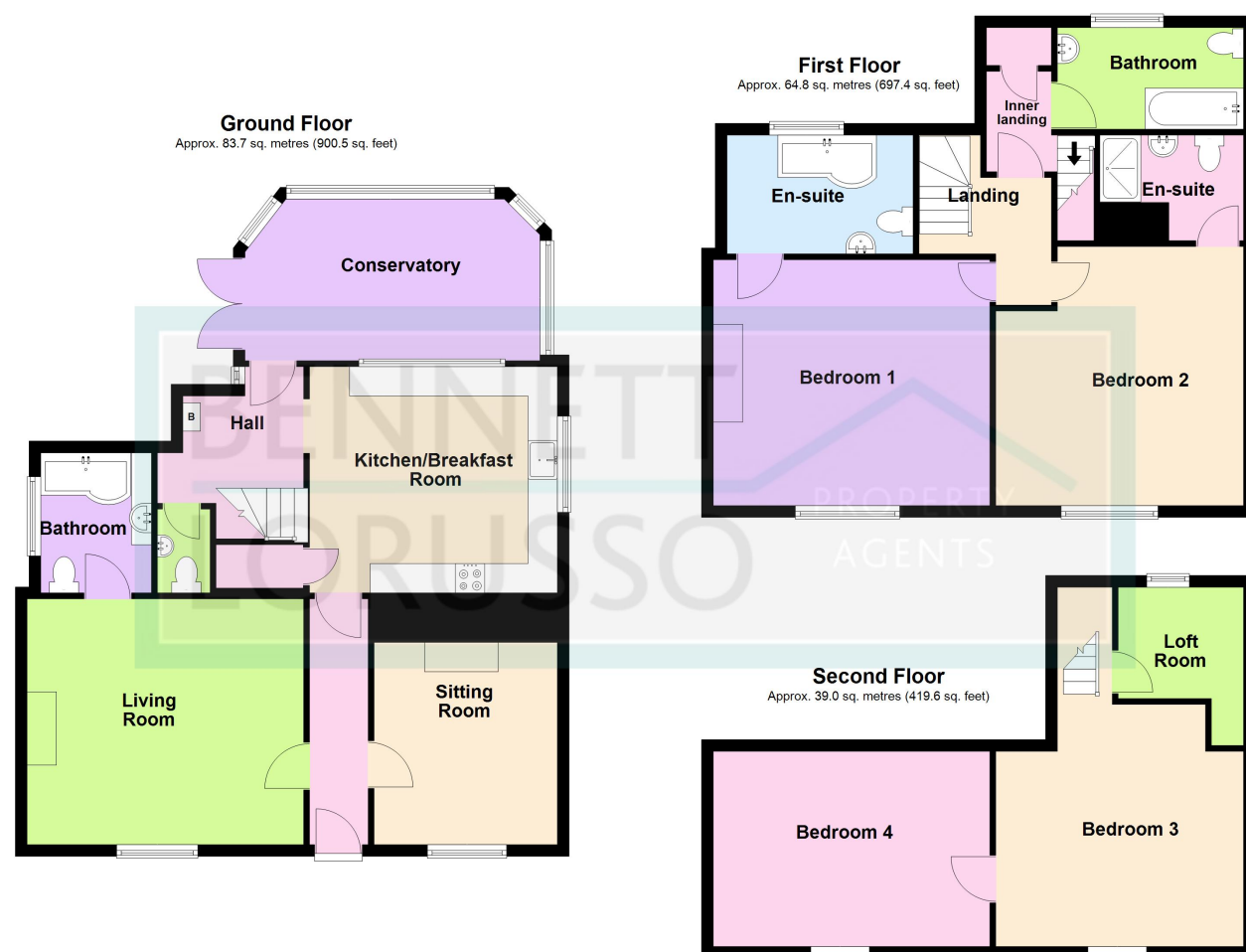
PE19 8EN.

DATA PROTECTION ACT 1998

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THE PROPERTY MISDESCRIPTIONS ACT 1991

The Agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A Buyer is advised to obtain verification from Solicitor or Surveyor. References to the Tenure of a Property are based on the information supplied by the seller. The Agent has not had sight of the title documents. A Buyer is advised to obtain verification from their Solicitor. These particulars do not form part of any contract. Measurements are believed to be correct within 3 inches. Items shown in photographs are NOT included unless specifically mentioned within the sales particulars. They may however be available by separate negotiation. Buyers must check the availability of any property and make an appointment to view before embarking on any journey to see a property.



Bell Farm 19 Great North Road, Eaton Socon, St Neots, Cambridgeshire.
PE19 8EN.

£550,000

An impressive Grade II listed former Public House and Farmhouse, situated on the edge of St Neots close to main routes with extensive and versatile accommodation suitable for both residential and commercial use. This intriguing property would benefit from some updating and offers two large reception rooms with high ceilings and sash windows, a Pine fitted kitchen/breakfast room, cloakroom, conservatory, four bedrooms and four bathrooms, all with gas fired radiator central heating and a modern fitted boiler. Outside, there is a large double garage with plumbing, lighting and potential office space above, gated secure parking, a metal shipping container and a low maintenance garden. A great opportunity to re-style this unique no chain property - call to view!



17 Steam Flour Mill, Church Street, St Neots, PE19 2AB
Tel: 01480 211777. www.bennettlorusso.co.uk

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Ground Floor

Entrance Hall Solid wooden entrance door, bristle mat, radiator, ceramic tiled floor, door to kitchen/breakfast room.

Sitting Room 3.45m x 3.14m (11' 4" x 10' 4") Feature functional fireplace with a cast iron and wood surround and a Granite hearth, radiator, sash window to the front, cornice to ceiling.

Living Room 4.74m x 4.28m (15' 7" x 14' 1") Boarded fireplace, sash window to the front, radiator, fitted furniture, cornice to ceiling, door to:

Ground Floor Bathroom Three piece white suite including a spa bath with shower and screen over, vanity wash hand basin and low level WC, heated towel rail, fully tiled walls and floor, fitted mirror with shaver point and light, extractor fan, sash window to the side, recessed lighting to ceiling.

Cloakroom Two piece white suite comprising wash hand basin and low level WC, radiator, extractor fan, ceramic tiled floor.

Rear Lobby Ceramic tiled floor, modern wall mounted gas fired boiler, radiator, door to conservatory.

Kitchen/Breakfast Room 4.22m x 3.86m (13' 10" x 12' 8") Fitted with a range of Pine fronted base and wall units, Butler sink and mixer tap, splashback tiling, ceramic hob and electric oven with extractor hood over, integrated dishwasher, appliance space, ceramic tiled floor, stairs to the first floor and cupboard under with power and lighting, radiator, window seat with drawers under, windows to the side and to the rear (conservatory), recessed lighting to ceiling.

Conservatory 5.55m x 2.75m (18' 3" x 9' 0") Sealed unit double glazed hardwood construction with double doors on to the rear garden, ceramic tiled floor, power points, door to:

First Floor

Landing Airing cupboard, radiator, door and stairs to the second floor.

Bedroom One 4.45m x 4.38m (14' 7" x 14' 4") Sash window to front, radiator, fitted wardrobes, wall lighting, cornice to ceiling with a central rose, door to:

Ensuite Bathroom Three piece white suite including a spa bath with shower and screen over, vanity wash hand basin and low level WC, heated towel rail, fully tiled walls and floor, fitted mirror with shaver point and light, extractor fan, sealed unit double glazed window to the side, recessed lighting to ceiling.

Bedroom Two 4.87m x 4.42m (16' 0" x 14' 6") Sash window to front, radiator, fitted wardrobes, wall lighting, cornice to ceiling with a central rose, door to:

Ensuite Shower Room Three piece white suite of large shower enclosure with mixer shower, pedestal wash hand basin and low level WC, splashback tiling, shaver point, extractor fan, heated towel rail, ceramic tiled floor.

Bathroom Three piece white suite incorporating a modern panelled bath with mixer tap shower attachment and screen, pedestal wash hand basin and low level WC, ceramic tiled floor, sash window to rear, splashback tiling, heated towel rail, shaver point.

Second Floor

Bedroom Three 4.80m x 3.14m (15' 9" x 10' 4") Dormer window to the front, radiator, sloping ceilings, spot lighting, door to:

Bedroom Four 4.40m x 4.03m (14' 5" x 13' 3") Dormer window to the front, radiator, sloping ceilings, chimney breast.

Loft Storage Space 3.90m x 3.14m max (12' 10" x 10' 4") With a small window and two water tanks, radiator, power and lighting (restricted headroom).

Exterior

Double Garage 5.70m x 5.11m (18' 8" x 16' 9") Detached and brick built , stairs to the roof space with window and potential for an office or store room, power and lighting, stainless steel sink and mixer tap with cupboard under, plumbing for washing machine, up and over main door and a personal door to the garden.

Metal Shipping Container (6.10m x 2.64m) 20'0" x 8' 8" Approx. is included in the sale.

Garden Fully enclosed and mainly laid to gravel, ample parking, exterior light, double metal gates to the front and a personal side access gate.

Front Small frontage enclosed by metal railings and double metal gates (with power source v close-by) to the driveway/garage.

Notes Freehold.
Grade II listed.
Council tax band E - £3024 pa.
Vacant possession.
Extensive wiring work has been carried out.
Fitted with a modern gas fired boiler.



EPC

