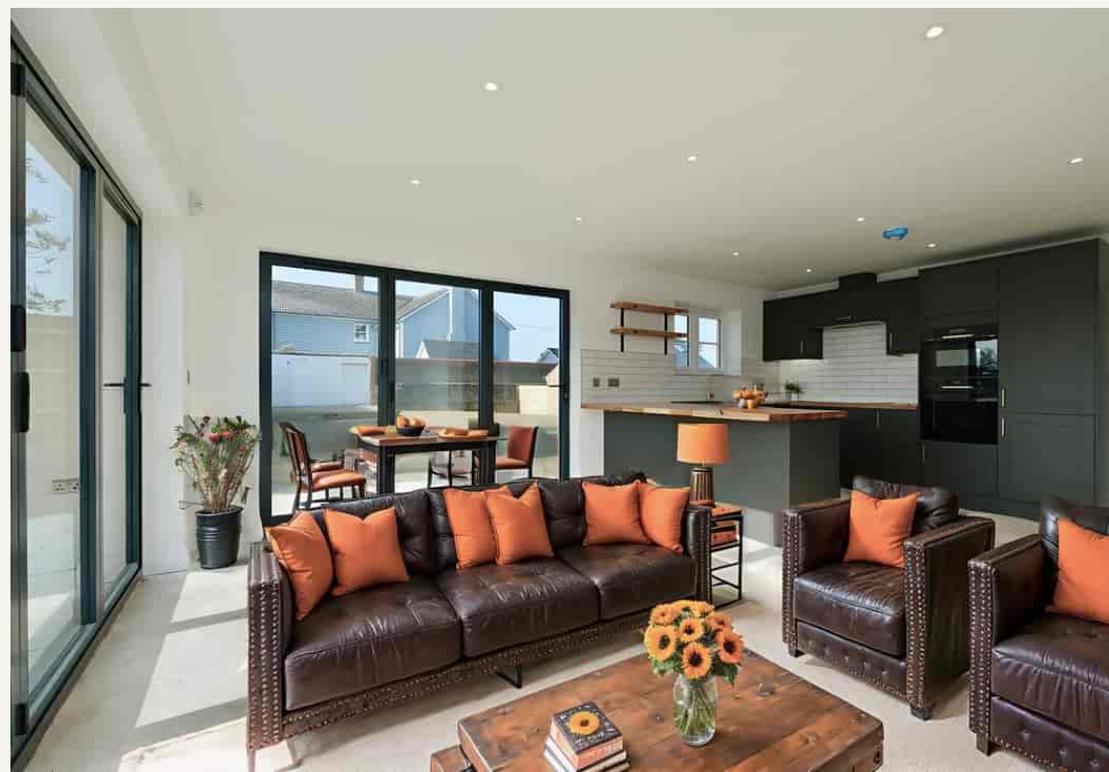


PLOT 2, MANOR FARM

GREAT RAVELEY • PE28 2QX





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- Individual Barn Style New Home
- An Impressive 23' x 20' Kitchen/Breakfast Room And Utility Room
- Landscaped Gardens And Generous Parking Provision
- Floor Choices Available
- Approaching 2,700sq ft Of Accommodation
- 23' Carport And Garden Store
- Air Source Heat Pump And Underfloor Heating
- Delightful Semi Rural Farmyard Development

The perfect blend of contemporary design and rural charm with this stunning four-bedroom, barn-style new home is nestled within a delightful semi-rural farmyard development in Great Raveley. Offering approximately 2,700 sq ft of thoughtfully designed accommodation, making ideal choice for families seeking spacious, modern living paired with the tranquility of countryside surroundings.

The home is fitted with an energy-efficient air-source heat pump complemented by underfloor heating, ensuring warmth and coziness throughout the colder months while keeping running costs low and minimizing environmental impact. The impressive 23' x 20' kitchen/breakfast room is designed with both functionality and social living in mind offering an abundance of storage and quality integrated appliances and designed to enhance your daily living experience. With four well-proportioned bedrooms and well appointed bathrooms, this home caters perfectly to families of all sizes, ensuring ample privacy and comfort for everyone. The principal bedroom offers a peaceful retreat, while the additional bedrooms provide flexible space for children, guests, or home office needs.

There is a generous 23' carport and a practical garden store, providing ample space for vehicles, garden tools and outdoor equipment. The beautifully landscaped gardens create a serene environment, perfect for outdoor entertaining, relaxing, or simply enjoying the peaceful views over the surrounding countryside. Set within a charming farmyard development that combines a rural atmosphere with community appeal, this property offers the best of both worlds. You can enjoy the peace and quiet of semi-rural living alongside easy access to local amenities and transportation links.

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Guide Price £775,000

Huntingdon branch: 01480 414800
www.peterlane.co.uk Web office open all day every day





COMPOSITE PANEL FRONT DOOR WITH SIDE PANELS TO

RECEPTION HALL

20' 5" x 8' 10" (6.22m x 2.69m)

Understairs storage cupboard, Oak staircase with glass balustrade to first floor, recessed lighting, security system.

CLOAKROOM

7' 11" x 5' 4" (2.41m x 1.63m)

Fitted in a two piece range of white sanitaryware comprising low level WC, vanity wash hand basin with mixer tap and cabinet storage, extractor, UPVC window to front aspect, extensive tiling.

LIVING ROOM

16' 4" x 14' 4" (4.98m x 4.37m)

Bi-fold doors accessing garden terrace to the rear, TV point, telephone point, inner door to





STUDY

8' 5" x 7' 11" (2.57m x 2.41m)

UPVC window to front aspect, fuse box and master switch.

KITCHEN/BREAKFAST/FAMILY ROOM

23' 4" x 20' 5" (7.11m x 6.22m)

A light double aspect room with twin sets of bi-fold doors accessing side and rear terraces, recessed lighting, TV point, telephone point, beautifully fitted in a range of contemporary base and wall mounted cabinets finished in contemporary grey with Butchers block Oak work surfaces, single drainer one and a half bowl resin sink unit with mixer tap, a selection of integrated appliances incorporating automatic dishwasher, fridge freezer, dual ovens, induction hob with bridging unit and extractor fitted above, central dividing peninsular unit incorporating breakfast bar and inner door to

UTILITY ROOM

9' 5" x 8' 0" (2.87m x 2.44m)

UPVC window to front aspect, fitted in a matching range of contemporary grey cabinets with Oak work surfaces, appliance spaces, recessed lighting.

FIRST FLOOR GALLERIED LANDING

UPVC window to rear aspect, double panel radiator, access to insulated loft space, airing cupboard housing pressurised water system and storage.

PRINCIPAL BEDROOM

22' 8" x 12' 8" (6.91m x 3.86m)

Incorporating **Walk In Wardrobe/Dressing Area**. Double panel radiator, UPVC window to side aspect.



Plot 2 Manor Farm Great Raveley, PR28 2QX

Approximate Gross Internal Area = 189.1 sq m / 2035 sq ft
Double Garage / Store = 53.3 sq m / 574 sq ft
Total = 242.4 sq m / 2609 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. (ID1279034)
Housepix Ltd

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EN SUITE SHOWER ROOM

8' 0" x 6' 11" (2.44m x 2.11m)

Fitted in a three piece white suite comprising low level WC, vanity wash hand basin with cabinet storage and mixer tap, screened shower enclosure with independent multi head shower fitted over, Velux window, chrome heated towel rail, shaver point, extractor, recessed lighting.

BEDROOM 2

16' 4" x 10' 5" (4.98m x 3.17m)

A light double aspect room with UPVC window to front aspect, double panel radiator, Velux window to side aspect.

BEDROOM 3

15' 4" x 13' 7" (4.67m x 4.14m)

UPVC window to front aspect, glass balustrade, double panel radiator.

BEDROOM 4

12' 1" x 9' 9" (3.68m x 2.97m)

Deep window sill, UPVC window to rear garden, double panel radiator, glass balustrade.

FAMILY BATHROOM

10' 8" x 9' 6" (3.25m x 2.90m)

Fitted in a range of white contemporary sanitary ware comprising low level WC, panel bath with hand mixer shower, vanity wash hand basin with cabinet storage and mixer tap, shaver point, chrome heated towel rail, oversized screened shower enclosure with independent multi head shower unit fitted over.

OUTSIDE

There is an extensive brick paviour frontage with planted borders to the front, the garden is subdivided from the neighbour with a sleeper border. There is an adjoining **Car Port** measuring 23' 5" x 20' 0" (7.14m x 6.10m) with generous, covered parking provision for two vehicles with eaves storage space, power and lighting. There is an **Adjoining Storeroom** subdivided from the carport to create a useful, lockable space. The rear gardens are pleasantly arranged with an extensive terrace to the side and rear with gravel beds, enclosed by post and rail fencing with timber sleepers. The garden to the rear is currently unprepared and is enclosed by a combination of brick walling and panel fencing offering a reasonable degree of privacy, seeded with outside tap, lighting and power. The garden offers a fabulous blank canvas for whatever creative garden design a buyer had in mind.

AGENTS NOTE

Flooring choices available subject to budgetary restraints.

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 - TBC





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