

LONG BARN

MANOR FARM • WENNINGTON • PE28 2LX





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- Stunning Individual Barn Conversion
- Impressive 38' Kitchen/Living space With 14' Vaulted Ceiling
- Utility Room With Granite Work Surfaces
- Air Source Heat Pump And Underfloor Heating
- Oversized Garaging With Electric Roller Door
- Generous Parking Provision
- Part Of A Stunning Courtyard Development Of Just Seven Individual Homes
- Three Double Bedrooms With En Suite To Principal Bedroom
- Bespoke Kitchen Units With Granite Work Surfaces
- Quality Carpets And Luxury LVT Flooring
- High Specification Finish Throughout
- EV Charging Point
- Beautiful Open Views
- Ten Year Build Guarantee

Discover the perfect blend of rustic charm and contemporary luxury in this stunning three bedroom barn conversion, nestled in the picturesque conservation village of Wennington. This exceptional property forms part of an exclusive courtyard development of just seven unique homes, offering an exclusive and private setting with beautiful open views that offer the best elements of semi-rural living.

The accommodation is centred around a truly impressive 38' kitchen and living space, with a voluminous 14' vaulted ceiling. The kitchen is thoughtfully designed and seamlessly integrated with the living area, making it the heart of the home. High specification AEG appliances are included and there are granite work surfaces and up-stands. Underfloor heating, powered by an efficient air source heat pump, ensures comfortable warmth throughout the year.

The accommodation includes three double bedrooms. The principal bedroom boasts a luxurious en suite bathroom and there is a further well appointed family bathroom.

There is an oversized garage, complete with an electric roller door, ample parking space for vehicles, storage, or even a workshop. The generous parking provision adds to the convenience, accommodating multiple vehicles with ease.

**Peter
Lane**
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£725,000

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COMPOSITE GLAZED PANEL DOOR TO RECEPTION HALL

33' 10" x 7' 3" (10.31m x 2.21m)

A light and impressively proportioned space with Velux windows to front and two picture windows to front aspect, underfloor heating, recessed lighting.

KITCHEN/FAMILY/SITTING ROOM

38' 5" x 18' 0" (11.71m x 5.49m)

An impressive double aspect and beautifully light space with 14' vaulted ceilings and fabulous exposed Oak A frame timber detailing, four Velux windows and French doors to garden terrace to the front and full height picture window to rear aspect, additional picture windows to rear and front aspects, The kitchen is fitted in a quality range of base and wall mounted cabinets with complementing quartz work surfaces and up-stands, a selection of integrated appliances incorporating AEG fridge freezer, automatic AEG dishwasher, double shelved larder units, single drainer sink unit with mixer tap, AEG dual ovens, integral AEG induction hob with AEG contemporary extractor fitted above, LVT flooring, TV point, telephone point.





CLOAKROOM

Picture window to rear aspect, recessed lighting, fitted with low level WC, sink unit and cupboard storage.

LAUNDRY ROOM

8' 8" x 4' 9" (2.64m x 1.45m)

Fitted in a range of base mounted cabinets with complementing work surfaces in quartz and up-stands, picture window to rear aspect, recessed lighting, pressurised hot water system, inset sink unit with mixer tap, extractor, glazed internal door to **Entrance Hall**.

FAMILY BATHROOM

11' 5" x 6' 2" (3.48m x 1.88m)

Fitted in a quality range of white sanitaryware comprising low level WC with concealed cistern, vanity wash hand basin, extensive porcelain tiling, backlit vanity mirror, chrome heated towel rail, extractor, recessed lighting, ceramic tiled flooring, panel bath with mixer tap and independent multi head shower unit fitted above.

PRINCIPAL BEDROOM

14' 4" x 10' 4" (4.37m x 3.15m)

A double aspect room with French doors to garden terrace to the front and picture window to side aspect, TV point, double wardrobe with hanging and storage, inner access to



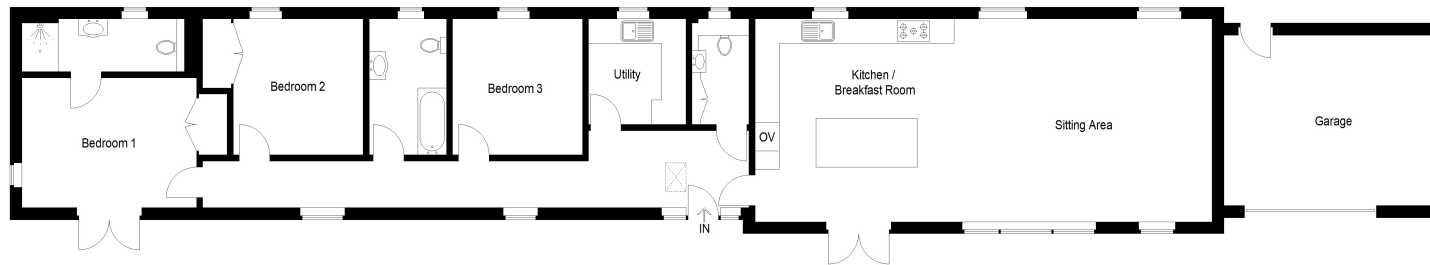
EN SUITE SHOWER ROOM

12' 11" x 4' 6" (3.94m x 1.37m)

Fitted in a quality range of white sanitaryware comprising low level WC with concealed cistern, chrome heated towel rail, vanity wash hand basin with cabinet storage, work surfaces and backlit vanity mirror, oversized screened shower enclosure with independent shower unit fitted over, extensive porcelain tiling, recessed lighting, extractor, porcelain floor tiling.

Plot 1

Approximate Gross Internal Area = 141.0 sq m / 1518 sq ft
Garage = 22.3 sq m / 240 sq ft
Total = 163.3 sq m / 1758 sq ft



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. (ID1267397)
Housepix Ltd



BEDROOM 2

11' 3" x 10' 7" (3.43m x 3.23m)

Picture window to front aspect, double wardrobe with hanging and storage.

BEDROOM 3

10' 10" x 10' 8" (3.30m x 3.25m)

Picture window to rear aspect.

OUTSIDE

The gardens have been thoughtfully landscaped with extensive areas of paving and a generous terrace to the front, the gardens will be lawned and stocked. There is an EV charging point and an extensive driveway giving provision for several vehicles accessing the **Oversized Garage** measuring 17' 11" x 13' 5" (5.46m x 4.09m) with electrically operated, roller security door, eaves storage space, power, lighting and private door to the rear garden. The rear garden is enclosed by post and rail fencing and will be landscaped and planted. It has a lovely open aspect with stunning surrounding field views, outside lighting, tap and power.

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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