

BARLEY HOUSE

MANOR FARM • WENNINGTON • PE28 2LX





BARLEY HOUSE

MANOR FARM • WENNINGTON • PE28 2LX

- Stunning Individual Family Home
- Impressive 26' x 22' Kitchen/Living Space
- Utility Room With Granite Work Surfaces
- Quality Carpets And Luxury LVT Flooring
- Garage And Parking With EV Charging Point
- 10 Year Build Guarantee
- Wonderful Open Field Views
- Four Bedrooms With En Suite To Principal Bedroom
- Bespoke Kitchen Units With Granite Work Surfaces
- Quality Sanitaryware Throughout
- Air Source Heat Pump And Ground Floor Underfloor Heating
- High Specification Finish Throughout
- Exclusive Courtyard Development

Positioned within this exclusive courtyard development in the picturesque village of Wennington this stunning new build home offers spacious and impressive accommodation to include 26' x 22' kitchen/living space, perfect for both daily living and entertaining guests in style and comfort.

There are four generously sized bedrooms, each designed with your family's comfort in mind. The two beautifully appointed bathrooms feature quality sanitaryware, providing a touch of luxury and practical sophistication to your daily routine. Every detail of this home has been carefully considered to create a warm and inviting atmosphere.

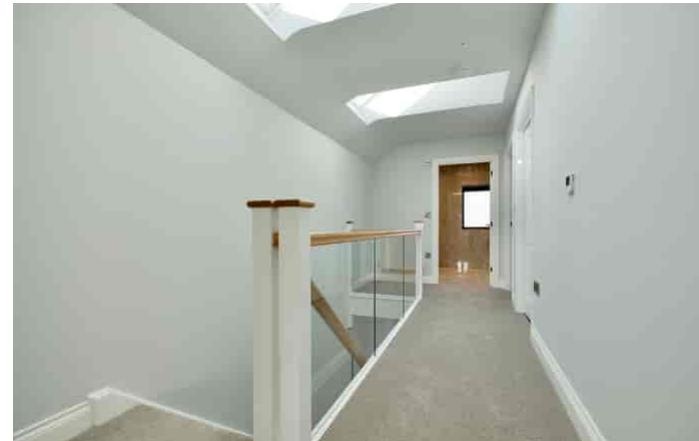
Energy efficiency and sustainability are at the heart of this residence, with an innovative air source heat pump system ensuring eco-friendly heating throughout. Underfloor heating is installed on the ground floor, offering cosy warmth on chilly mornings and enhancing the overall ambiance of the living areas. One of the standout features of this home is the wonderful open field views that surround the property, inviting you to enjoy the peaceful, rural setting from the comfort of your own living space. Imagine waking up to tranquil scenes and countryside views.

The property comes with a reassuring 10-year building guarantee, giving you peace of mind and assurance in the quality of your new home. This stunning individual family residence presents a unique opportunity to join a prestigious community in Wennington.

**Peter
Lane &**
PARTNERS
EST 1990
Town & Country

£700,000

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





COMPOSITE GLAZED FRONT DOOR

With side panel to

ENTRANCE HALL

20' 8" x 13' 7" (6.30m x 4.14m)

Stairs to first floor with Oak and glass balustrade, understairs storage cupboard, recessed lighting.

CLOAKROOM

Fitted in a two piece white suite comprising low level WC, wall mounted wash hand basin with mixer tap and tiling, window to front aspect, LVT flooring with underfloor heating, recessed lighting, extractor.





LAUNDRY/BOOT ROOM

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

Fitted in a range of base and wall mounted cabinets with granite work surfaces and up-stands, inset sink unit with mixer tap, appliance spaces, double airing cupboard housing Vaillant water system, LVT flooring with underfloor heating.

SITTING ROOM/KITCHEN/FAMILY ROOM

26' 7" x 22' 7" (8.10m x 6.88m)

A light triple aspect room with windows to side and two rear aspects, a light impressive open plan contemporary space sub-divided with a peninsular unit incorporating breakfast bar and a stunning range of cabinets and complementing granite work surfaces with up-stands, recessed lighting, inset sink unit with directional mixer tap, a selection of AEG and Neff appliances incorporating dual ovens, induction hob with bridging unit and extractor fitted above, integral automatic dishwasher, fridge freezer, shelved larder unit, under unit lighting, recessed lighting. LVT flooring.

FIRST FLOOR GALLERIED LANDING

Oak and glass balustrade, twin Velux windows to side aspect, double panel radiator, recessed lighting.



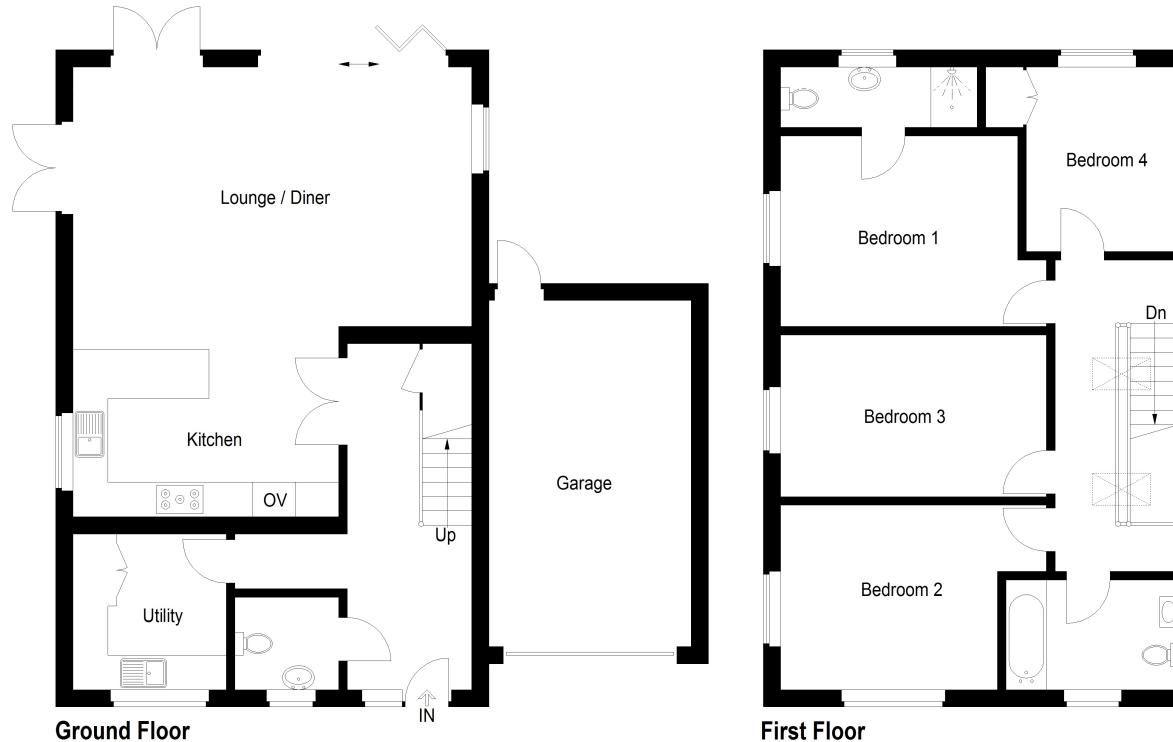
PRINCIPAL BEDROOM

15' 3" x 10' 8" (4.65m x 3.25m)

Double glazed window to rear aspect, double panel radiator, TV point.

PLOT 7

Approximate Gross Internal Area = 150.5 sq m / 1620 sq ft
Garage = 21.5 sq m / 231 sq ft
Total = 172.0 sq m / 1851 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. (ID1269108)
Housepix Ltd

Peter
Lane &
PARTNERS
EST 1990

EN SUITE SHOWER ROOM

Fitted in a range of white sanitaryware comprising low level WC, suspended wash hand basin with mixer tap, extensive tiling, ceramic tiled flooring, chrome heated towel rail, recessed lighting, extractor, screened shower enclosure with independent shower unit fitted over.

BEDROOM 2

15' 4" x 10' 5" (4.67m x 3.17m)

A light double aspect room with stunning open field views to two aspects, access to loft space, double panel radiator.

BEDROOM 3

15' 5" x 9' 1" (4.70m x 2.77m)

Double glazed window to rear aspect, double panel radiator, TV point.

BEDROOM 4

10' 7" x 8' 8" (3.23m x 2.64m)

Window to rear aspect, double panel radiator, double wardrobe with hanging and storage.

OUTSIDE

Landscaped gardens surround the property with an extensive brick paviour driveway giving provision for several vehicles with outside lighting and EV point. The rear garden has an extensive paved terrace, shaped lawns and is enclosed by a combination of panel and post and rail fencing siding on to stunning open field views.

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 - E





Peter Lane & Partners
EST 1990
Town & Country

move with US
Property, properly.

**naei propertymark
PROTECTED**

Zoopla

PrimeLocation.com

rightmove

**The Property
Ombudsman
SALES**

**MAYFAIR
offices.co.uk**

Huntingdon
60 High Street
Huntingdon
Tel : 01480 414800

St Neots
32 Market Square
St.Neots
Tel : 01480 406400

Kimbolton
6 High Street
Kimbolton
Tel : 01480 860400

Mayfair Office
Cashed House
15 Thayer St, London
Tel : 0870 112 7099

Peter Lane and Partners for themselves as agents for the vendors or lessors of this property give notice that these particulars are produced in good faith, and are to act purely as a guide to the property and therefore do not constitute any part of any contract. Peter Lane and Partners or any employee therefore do not have the authority to make or give any warranty, guarantee or representation what so ever in relation to this property.