

DURLEY COTTAGE

RECTORY LANE • WYTON • PE28 2AQ





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- Charming Grade II Listed 17th Century Detached Cottage
- Versatile Three/Four Bedroom Accommodation
- Thoughtfully Extended Accommodation
- Retaining Many Original Features
- Re-Fitted Kitchen And Bathroom Suite
- Stunning Landscaped Gardens
- Hugely Desirable Village
- Conservation Area

Durley Cottage is a charming detached 17th Century character cottage positioned within one of our most desirable local villages. The cottage offers versatile, extended three/four bedroom accommodation and is beautifully presented throughout. Retaining many period elements with wonderful gardens and just a short walk to Houghton Mill.

Viewing is a must to appreciate the size and location of this property.

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

OIEO £750,000

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





BRICK PATHWAY LEADING TO STORM CANOPY OVER

Part glazed panel door with original door furniture accessing

ENTRANCE HALL

15' 10" x 5' 2" (4.83m x 1.57m)

Wall light points, exposed timber work, stairs extending to first floor, exposed herringbone brick flooring, leaded internal glazed window to

SITTING ROOM

15' 11" x 14' 2" (4.85m x 4.32m)

A double aspect room with side sash picture windows to front and garden aspects, central, impressive inglenook fireplace with exposed brick chimney feature, under lit recesses, hearth and timber bressumer over, extensive cupboard storage, exposed structural timbers, herringbone brick flooring, TV point, telephone point, under floor heating.





DINING ROOM

14' 0" x 12' 2" (4.27m x 3.71m)

Side sash double glazed side sash picture window to front and further picture window to side aspect, double panel radiator, central fireplace recess with inset coal effect gas fire and timber sill, exposed structural timbers, wall light points, bespoke dresser, inner door to

STUDY

11' 7" x 5' 3" (3.53m x 1.60m)

Side sash picture window to side aspect, exposed structural timber work, recessed lighting, cabinet storage, drawer units, herringbone brick floor.

REAR ENTRANCE HALL

6' 9" x 6' 8" (2.06m x 2.03m)

Glazed door and glazed panels to the rear, bespoke shoe cupboard, drawer unit, brick pavement flooring.

KITCHEN/BREAKFAST ROOM

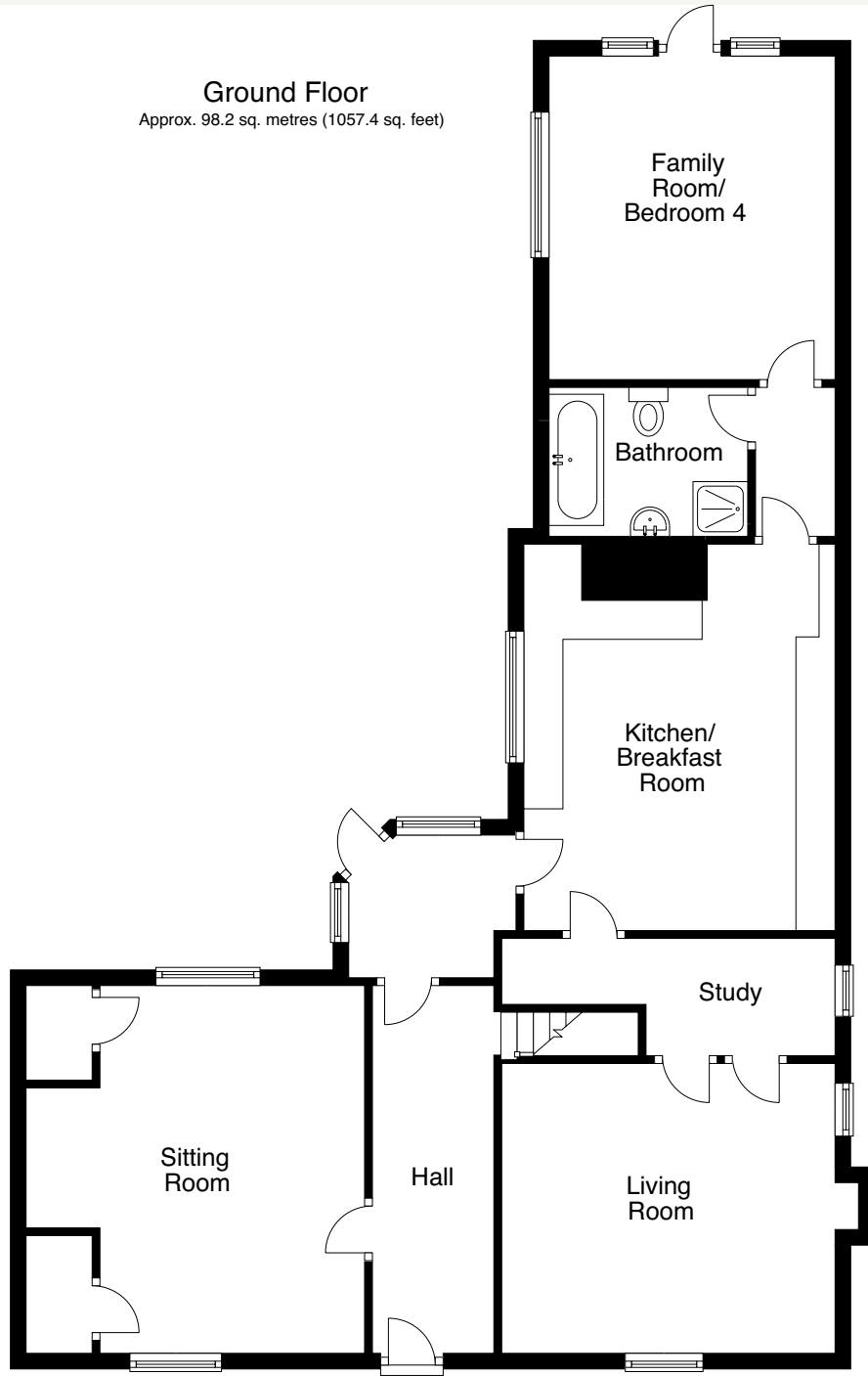
16' 9" x 13' 1" (5.11m x 3.99m)

Fitted in a bespoke range of Shaker style base mounted cabinets with complementing butchers block Oak work surfaces, single drainer one and a half bowl ceramic sink unit with mono bloc mixer tap, secondary double glazed picture window to garden aspect, drawer units and pan drawers, space for cooking range, appliance spaces, integrated automatic dishwasher, Oak display shelving, central under lit chimney feature, extensive ceramic tiling, recessed lighting, timber work to ceiling, free standing cast iron radiator, pavement flooring, internal Oak latch door accesses



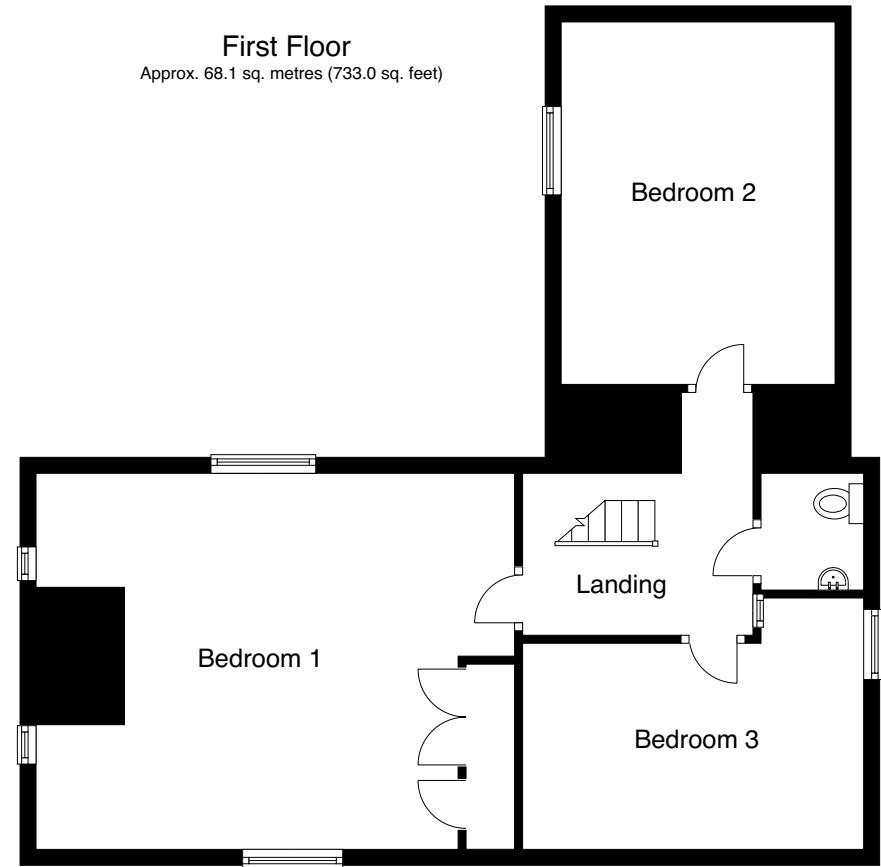
Ground Floor

Approx. 98.2 sq. metres (1057.4 sq. feet)



First Floor

Approx. 68.1 sq. metres (733.0 sq. feet)



INNER HALL

6' 7" x 3' 4" (2.01m x 1.02m)

Sealed unit window to side aspect, oiled Oak flooring with under floor heating, inner door to

FAMILY BATHROOM

8' 2" x 6' 0" (2.49m x 1.83m)

Re-fitted in a four piece white suite comprising low level WC, panel bath, vanity wash hand basin with drawer units and cabinet storage, screened shower enclosure with independent over head shower and hand shower, access to loft space, recessed lighting, chrome heated towel rail, ceramic tiled flooring.

BEDROOM 4/FAMILY ROOM

13' 6" x 12' 5" (4.11m x 3.78m)

(3.7 metre ceiling height) High vaulted ceiling, exposed structural timbers, a double aspect room with sealed unit picture window to side and French doors accessing garden terrace to the rear, bespoke cabinet, fixed display shelving, double cabinet, oiled Oak flooring.

FIRST FLOOR GALLERIED LANDING

Leading to

CLOAKROOM

Fitted in a two piece suite comprising low level WC, glass wall mounted wash hand basin with mixer tap, extractor, single panel radiator.

PRINCIPAL BEDROOM

20' 4" x 13' 5" (6.20m x 4.09m)

A light triple aspect room with side sash picture windows to front aspect, two picture windows to side and side sash window to rear aspect, exposed structural timber work, central brick work chimney feature, free standing cast iron radiator, bespoke wardrobe range with hanging and shelving, timber floors.

BEDROOM 2

15' 2" x 8' 1" (4.62m x 2.46m)

Side sash picture window to the rear, exposed brick work chimney feature, shelved display recess, exposed structural timbers.

BEDROOM 3

13' 9" x 7' 0" (4.19m x 2.13m)

Side sash picture window to side aspect, double panel radiator.

OUTSIDE

The front garden is pleasantly arranged and laid to ornamental shrubs and flower beds enclosed by low retaining brick walling and neatly tended box hedging. There is a gravel driveway sufficient for three large vehicles enclosed by trellis work and laurel hedging and a selection of established rose beds. Gated access extends to the rear garden measuring approximately 101' 8" x 68' 11" (30.99m x 21.01m) with an extensive paved terrace finished in natural stone. The garden is mature and thoughtfully landscaped with raised sleeper constructed vegetable beds, heavily stocked and established shrub borders with ornamental shrubs and trees, an expanse of lawn, a further stocked flower bed, a range of timber sheds and chicken run, outside power, tap and lighting. There is a central mature Sycamore tree adding maturity to the garden. The garden is enclosed by a combination of panel fencing and mature evergreen screening offering a good degree of privacy.

TENURE

Freehold

Council Tax Band - F





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