

Peter  
Lane &

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— EST 1990 —  
Town & Country

ILLINGS LANE • BROUGHTON • PE28 3AW

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**Guide Price £1,450,000**

The Grange is an exceptional, individual and substantial family residence offering versatile and impressive accommodation in excess of 6500sq ft. The house offers superb space full of natural light, arranged over four floors with both basement and second floor rooms.

The house is centred around an impressive open plan reception hall with bespoke Oak and glass staircase with architectural picture windows to two aspects. Thoughtful design elements throughout ensure the house is flooded in natural light creating a very pleasant ambience to the reception rooms and bedrooms.

The bedroom accommodation is flexible in use and could extend to up to eight bedrooms in the main house and two further rooms within the barn conversion. The house could suit a multi generational buyer as there is more than ample space to accommodate a large family or indeed to incorporate some business use too.

Outside the overall plot extends close to half an acre and there is a fabulous range of outbuildings and barns with a contemporary garden room fronting the hot tub deck.

In addition to the main house there's the added dimension of the annexe and barn conversion which offers an excellent additional income via relatively low frequency Air B&B holiday lets or indeed could provide self contained accommodation for a family member or conventional tenancy.

The house must be viewed to fully appreciate the scale and tone of the accommodation. The house is being offered with No forward chain.







### HEAVY PANEL GLAZED SEALED UNIT FRONT DOOR

Glazed side panels and full height picture windows to

### RECEPTION HALL

An impressive, open plan space with central bespoke staircase with glass balustrade extending to first floor, recessed lighting, coving to ceiling, ceramic tiled flooring, French doors and full height panel windows to garden terrace, twin sets of double doors access

### DRAWING ROOM

16' 11" x 14' 7" (5.16m x 4.45m)

A light double aspect room, arranged over two levels with sealed unit double glazed window to front aspect and picture window to garden aspect, an interestingly arranged split-level accommodation, central brickwork chimney feature with Oak bressumer, tiled hearth with fully functional fireplace, coving to ceiling.

### DINING ROOM

18' 8" x 12' 4" (5.69m x 3.76m)

Sealed unit picture window to front aspect, central brickwork chimney feature with tiled hearth, wall light points, coving to ceiling, drinks cabinet with shelf space, ceramic tiled flooring.

### INNER HALL

13' 2" x 13' 1" (4.01m x 3.99m)

Heavy panel Oak door to garden aspect, recessed lighting, coving to ceiling, ceramic tiled flooring, double glazed internal doors access

### KITCHEN/BREAKFAST ROOM

26' 7" x 18' 4" (8.10m x 5.59m)

11'10" (3.6m) ceiling height, A fabulously proportioned room with vaulted ceiling and exposed 'A' frame timberwork, architectural window and French doors accessing garden terrace, a bespoke range of Shaker style base and wall mounted cabinets with complementing granite work surfaces, central four oven Aga with twin hot plates, integral electric ceramic black hob, a selection of integrated appliances incorporating AEG combination microwave, integrated automatic dishwasher, drawer units, pan drawers, central island work station incorporating one and a half bowl sink unit with mono bloc mixer tap, water softener and filter, integral wine rack, recessed lighting, ceramic tiled flooring.

### WALK IN PANTRY

8' 0" x 5' 3" (2.44m x 1.60m)

Fitted in a range of base and wall mounted units, fixed display shelving, appliance spaces, extractor unit, coving to ceiling, ceramic tiled flooring.

### UTILITY ROOM

13' 4" x 8' 2" (4.06m x 2.49m)

Fitted in a range of base units with work surfaces and tiling, extractor, recessed lighting, coving to ceiling, double glazed window to garden aspect, drawer units, larder unit, single drainer one and a half bowl stainless steel sink unit with mixer tap, appliance spaces, ceramic tiled flooring.

### BOOT ROOM

10' 2" x 7' 10" (3.10m x 2.39m)

Fitted in a bespoke range of base storage, double glazed window to garden aspect, recessed lighting, ceramic tiled flooring, heavy panel Oak door to **External Staircase** accessing **Cart Barn**, shelved storage cupboard housing fuse box and master switch.

### STAIRS DOWN TO

### CELLAR

24' 6" x 19' 8" (7.47m x 5.99m)

A versatile space with understairs storage cupboard with lighting, ceramic tiled flooring.

### SHOWER ROOM

8' 2" x 7' 1" (2.49m x 2.16m)

Fitted in a three piece contemporary white suite comprising low level WC with concealed cistern, wall mounted wash hand basin with mono bloc mixer tap, oversized screened shower enclosure with multi head shower unit fitted over, heated towel rail, full ceramic tiling, recessed lighting, double glazed window to garden aspect, extractor, ceramic tiled flooring.

### FIRST FLOOR LANDING

20' 8" x 19' 3" (6.30m x 5.87m)

Glass and Oak balustrade, an impressive landing space with gallery above, full height picture windows to front aspect, stairs extending to second floor, coving to ceiling, recessed lighting.







#### PRINCIPAL BEDROOM

19' 5" x 12' 8" (5.92m x 3.86m)

Full height sealed unit picture window to front aspect enjoying open field views, recessed lighting, coving to ceiling, wall light points, ceramic tiled flooring.

#### DRESSING ROOM

8' 2" x 5' 7" (2.49m x 1.70m)

Hanging, storage, shelf unit, ceramic tiled flooring, inner access to

#### PRINCIPAL EN SUITE SHOWER ROOM

7' 9" x 6' 6" (2.36m x 1.98m)

Fitted in a four piece white suite comprising low level WC with concealed cistern, bidet, vanity wash hand basin with mono bloc mixer tap, cabinet storage, oversized screened shower enclosure with independent shower unit fitted over, picture window to garden aspect, heated towel rail, full ceramic tiling with contour border tiling, ceramic tiled flooring.

#### GUEST BEDROOM

12' 2" x 11' 2" (3.71m x 3.40m)

Architectural picture window to garden aspect, coving to ceiling, inner access to

#### GUEST EN SUITE SHOWER ROOM

9' 9" x 5' 3" (2.97m x 1.60m)

Fitted in a three piece range of white sanitaryware comprising low level WC, pedestal wash hand basin with mono bloc mixer tap, shaver point, heated towel rail, vanity unit, screened shower enclosure with independent shower unit fitted above, recessed lighting, picture window to rear aspect, ceramic tiled flooring.

#### INTERCONNECTING BEDROOM/DRESSING ROOM

12' 10" x 12' 6" (3.91m x 3.81m)

Vaulted ceiling, exposed timberwork, eaves storage space, single panel radiator, laminate flooring.

#### BEDROOM 3

13' 5" x 12' 3" (4.09m x 3.73m)

Sealed unit picture window to rear aspect, coving to ceiling, inner access to

#### EN SUITE SHOWER ROOM

8' 0" x 6' 1" (2.44m x 1.85m)

Fitted in a three piece suite comprising low level WC with concealed cistern, pedestal wash hand basin with mono bloc mixer tap, heated towel rail, screened shower enclosure with independent shower unit fitted over, recessed lighting, extractor, shaver point, vanity unit, ceramic tiled flooring.

#### BEDROOM 4

13' 8" x 8' 10" (4.17m x 2.69m)

Sealed unit picture window to front aspect, coving to ceiling.

#### BEDROOM 5

12' 8" x 11' 10" (3.86m x 3.61m)

Sealed unit picture window to garden aspect, coving to ceiling.

#### FAMILY BATHROOM

9' 7" x 8' 2" (2.92m x 2.49m)

Fitted in a range of white sanitaryware comprising low level WC, pedestal wash hand basin, roll top claw foot freestanding bath with hand mixer shower, heated towel rail, recessed lighting, coving to ceiling, vanity mirror, cabinet storage, extensive ceramic tiling with stone contour border tiling, ceramic tiled flooring.

#### SECOND FLOOR

16' 10" x 13' 1" (5.13m x 3.99m)

An impressive loft style office space with architectural window overlooking grounds to the rear, recessed lighting, inner door to

#### LOFT BEDROOM

21' 1" x 13' 5" (6.43m x 4.09m)

Some limited head height, eaves storage space, recessed lighting.

#### ADDITIONAL LOFT BEDROOM

19' 6" x 13' 0" (5.94m x 3.96m)

Radiator, eaves storage space.

#### ANNEXE

An impressive barn conversion positioned to the front of the site and let casually on Air B&B generating an excellent additional income. The barn returns between £25k and £31k per annum based on 70% occupancy offering an excellent additional income.







## STABLE GLAZED PANEL DOOR TO

### ENTRANCE HALL

7' 0" x 6' 6" (2.13m x 1.98m)

Single panel radiator, recessed lighting, access to loft space, exposed timbers, cupboard with shelving and appliance space, storage cupboard with shelving and housing fuse box and master switch, utilities cupboard with plumbing for automatic washing machine and space for tumble dryer and shelving, ceramic flagstone flooring.

### ANNEXE SHOWER ROOM

9' 5" x 7' 5" (2.87m x 2.26m)

Fitted in a three piece quality white suite comprising low level WC, vanity wash hand basin with cabinet storage, heated towel rail, screened shower enclosure with independent shower unit fitted over, full ceramic tiling with glass contour border tiles, single panel radiator, sealed unit window to front aspect, shelved linen cupboard, wall mounted vanity cabinet, ceramic flagstone flooring.

### SITTING ROOM

21' 9" x 14' 5" (6.63m x 4.39m)

A 11'6" (3.5m) ceiling height, high vaulted ceiling with exposed 'A' framed timberwork, French doors accessing terrace to the front, exposed internal brickwork, fitted kitchen with a range of base and wall mounted units with work surfaces and tiling, inset stainless steel sink unit with mixer tap, integral electric oven, microwave shelf, electric hob with bridging unit and extractor fitted above, fixed display shelving, drawer units, central dividing four stool peninsular unit, a double aspect room, recessed lighting, timberwork, two double panel radiators, TV point, telephone point, wrought iron balustrade accessed via slidable ladder to

### STUDIO BEDROOM

14' 1" x 10' 2" (4.29m x 3.10m)

### BEDROOM

14' 4" x 9' 11" (4.37m x 3.02m)

Double panel radiator, picture window to front aspect, exposed internal brickwork, ceramic tiled flagstones.

### ADJOINING BEDROOM

16' 5" x 10' 0" (5.00m x 3.05m)

Glazed panel door to **Courtyard**, access to loft space, exposed internal brickwork, recessed lighting, ceramic flagstone flooring.







## OUTSIDE

The frontage is approached by a block paviour and gravel driveway giving parking provision for Four vehicles with an **Open Fronted Cart Barn** with three parking bays measuring approximately 26' 3" x 19' 0" (8.00m x 5.79m). There is a five bar gate extending to the rear gardens. There is an extensive terrace laid to Indian slate enclosed by low retaining brick walls and arranged over several levels with a notable water feature and steps leading up to the main garden, there's outside lighting, power and tap. The gardens are primarily laid to lawn and enclosed by high mature hedgerow boundaries. A block paved pathway extends to the rear, there is a large terrace with circular paved feature, outside tap and enclosed storage area adjoining the fabulous range of barns and outbuildings.

## OUTBUILDINGS

There is a **Pan-Tiled Workshop** measuring 20' 6" x 10' 6" (6.25m x 3.20m) with power, lighting, separate fuse box and master switch, windows to two aspects and ceramic tiled flooring. Positioned on the terrace is a high end **Jacuzzi/eight person Hot Tub** with an area of decking enclosed by brushed stainless steel and glass balustrade. There is a **Pan-Tiled Studio** measuring approximately 19' 0" x 17' 10" (5.79m x 5.44m) ,beautifully constructed with bi-fold doors accessing the decked terrace with **Kitchenette**, cabinets and changing area, separate fuse box and master switch, outside lighting. There is an additional **Barn** measuring 29' 10" x 8' 3" (9.09m x 2.51m) with power, lighting, separate fuse box and master switch, panel door to timber decked terrace, ceramic tiled flooring.

## TENURE

Freehold

Council Tax Band - G

## \*\*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.







# The Grange, Illings Lane, Broughton

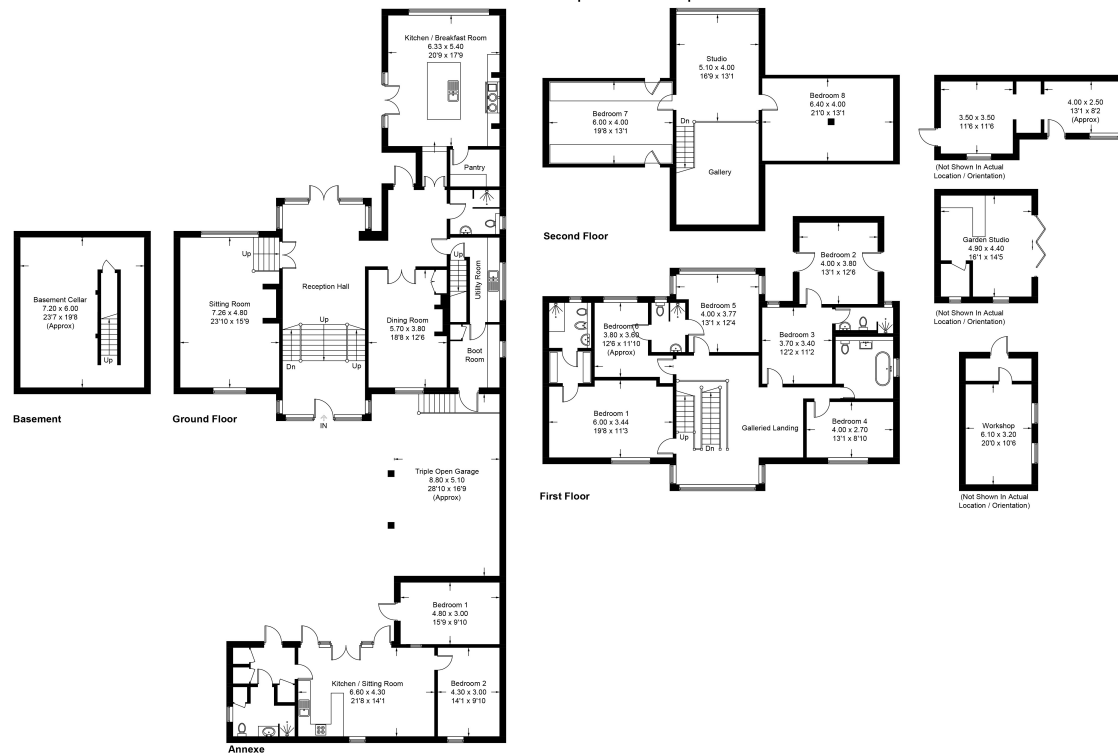
Approximate Gross Internal Area = 419.9 sq m / 4520 sq ft

Basement = 43.6 sq m / 469 sq ft

Annexe = 71.3 sq m / 767 sq ft

Outbuildings = 67.9 sq m / 731 sq ft

Total = 602.7 sq m / 6487 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. (ID1119315)  
Housepix Ltd

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