

THE OLD PLOUGH

BRIDGE STREET • WISTOW • PE28 2QA





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- Imposing Detached Character Home
- Three Generous Reception Rooms
- Downstairs Shower Room
- Former Village Pub
- Versatile Four Bedroom Accommodation
- Kitchen/Breakfast And Utility Room
- Mature Gardens And Ample Parking Provision
- No Forward Chain And Immediate Vacant Possession

This appealing character home offers generous and versatile four bedroom accommodation within the village conservation area. A former pub, closed in the 1950's the house has been within the current family ownership for 60 years. The house stands in generous, mature and private gardens with plenty of parking provision. There is also a lovely open fronted pan-tiled cart barn that could be incorporated into the main accommodation.

Overall a superb character home with massive potential to the right buyer. There may also be building plot potential within the garden subject to relevant planning permission.

The property is located in a picturesque and thriving village offering village living as well as being close to towns and major road and rail links.

Must be viewed.

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

Guide Price £595,000

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





GLAZED UPVC PANEL DOOR TO

ENTRANCE HALL

8' 6" x 5' 11" (2.59m x 1.80m)

Incorporating second **Utility Area**, radiator, work surface, base units, wall mounted cabinets, vinyl floor covering.

BEDROOM 4/FAMILY ROOM

15' 8" x 12' 9" (4.78m x 3.89m)

Picture windows to front aspect, double panel radiator, central dividing timberwork, glazed door to garden aspect.

UTILITY/LAUNDRY ROOM

7' 1" x 3' 9" (2.16m x 1.14m)

Base mounted oil fired central heating boiler serving hot water system and radiators, ceramic tiled flooring, appliance spaces, work surfaces, access to secondary loft space.





SHOWER ROOM

8' 4" x 5' 10" (2.54m x 1.78m)

Re-fitted in a three piece white suite comprising low level WC, vanity wash hand basin with mixer tap, chrome heated towel rail, screened shower enclosure with independent shower unit fitted over, full ceramic tiling, window to garden aspect, airing cupboard housing hot water cylinder and shelving.

DINING ROOM

16' 5" x 16' 2" (5.00m x 4.93m)

Wall light points, quarry tiled flooring, central heating thermostat, twin sash picture windows to front aspect, two double panel radiators, coving to ceiling.

INNER HALL

14' 6" x 4' 2" (4.42m x 1.27m)

Coats hanging area, picture window to front aspect, quarry tiled flooring, single panel radiator.

STUDY

11' 10" x 11' 3" (3.61m x 3.43m)

Quarry tiled flooring, glazed door to garden aspect, central brickwork fireplace, internal window to inner hall, single panel radiator.

CLOAKROOM

Re-fitted in a two piece white suite comprising low level WC, vanity wash hand basin with mixer tap, full ceramic tiling, extractor, ceramic tiled flooring.

SITTING ROOM

17' 3" x 15' 9" (5.26m x 4.80m)

A light double aspect room with double glazed picture window to front and sash bay window to side elevation, two double panel radiators, central grand feature fireplace with cast decorative inset and moulded timber surround, coving to ceiling.



Approximate Gross Internal Area (Excluding Carport)
199.1 sq m / 2143 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. (ID1216596)
Housepix Ltd



KITCHEN/BREAKFAST ROOM

18' 4" x 10' 2" (5.59m x 3.10m)

A light double aspect room fitted in a range of base and wall mounted units, work surfaces and tiled surrounds, drawer units, appliance spaces, ceramic tiled flooring, window and door to garden aspect.

FIRST FLOOR LANDING

24' 6" x 3' 3" (7.47m x 0.99m)

Panel-work, sash picture window to rear aspect, single panel radiator.

WALK-IN LINEN CUPBOARD

Shelved.

BEDROOM 1

15' 11" x 12' 6" (4.85m x 3.81m)

Double glazed sash picture window to front aspect, central cast decorative Victoriana fireplace, display shelving.

BEDROOM 2

12' 2" x 11' 11" (3.71m x 3.63m)

Picture window to front aspect, radiator.

BEDROOM 3

15' 5" x 9' 10" (4.70m x 3.00m)

A light double aspect room with picture windows to front and rear aspects, central decorative fireplace with tiled hearth, wardrobe range with hanging and storage.

FAMILY BATHROOM

11' 11" x 11' 11" (3.63m x 3.63m)

Fitted in a four piece suite comprising low level WC, panel bath, extensive tiling with contour border tiles, pedestal wash hand basin with tiling, screened shower enclosure with independent shower unit fitted over, double panel radiator, access to loft space, recessed lighting.

OUTSIDE

The property stands in large mature and private gardens. The frontage is brick edged and laid to gravel, stocked with a selection of ornamentals and flower borders, picket fencing encloses the corner and gated access extends to the rear. Brick pillars and timber gates access the gravel driveway from Bridge street. There is a large gravel driveway with parking provision for numerous vehicles, an area of paving and areas of established lawn, a notable Horse Chestnut tree, a selection of evergreens, ornamental trees, ornamental pond, timber summer house and a range of adjoining **Open Fronted Barns** measuring 30' 10" x 11' 10" (9.40m x 3.61m) of timber construction with pan-tiled roof. The garden is enclosed by mature high boundaries offering a good degree of privacy.

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 - F





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St Neots

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St. Neots

Tel : 01480 406400

Kimbolton

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EST 1990
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