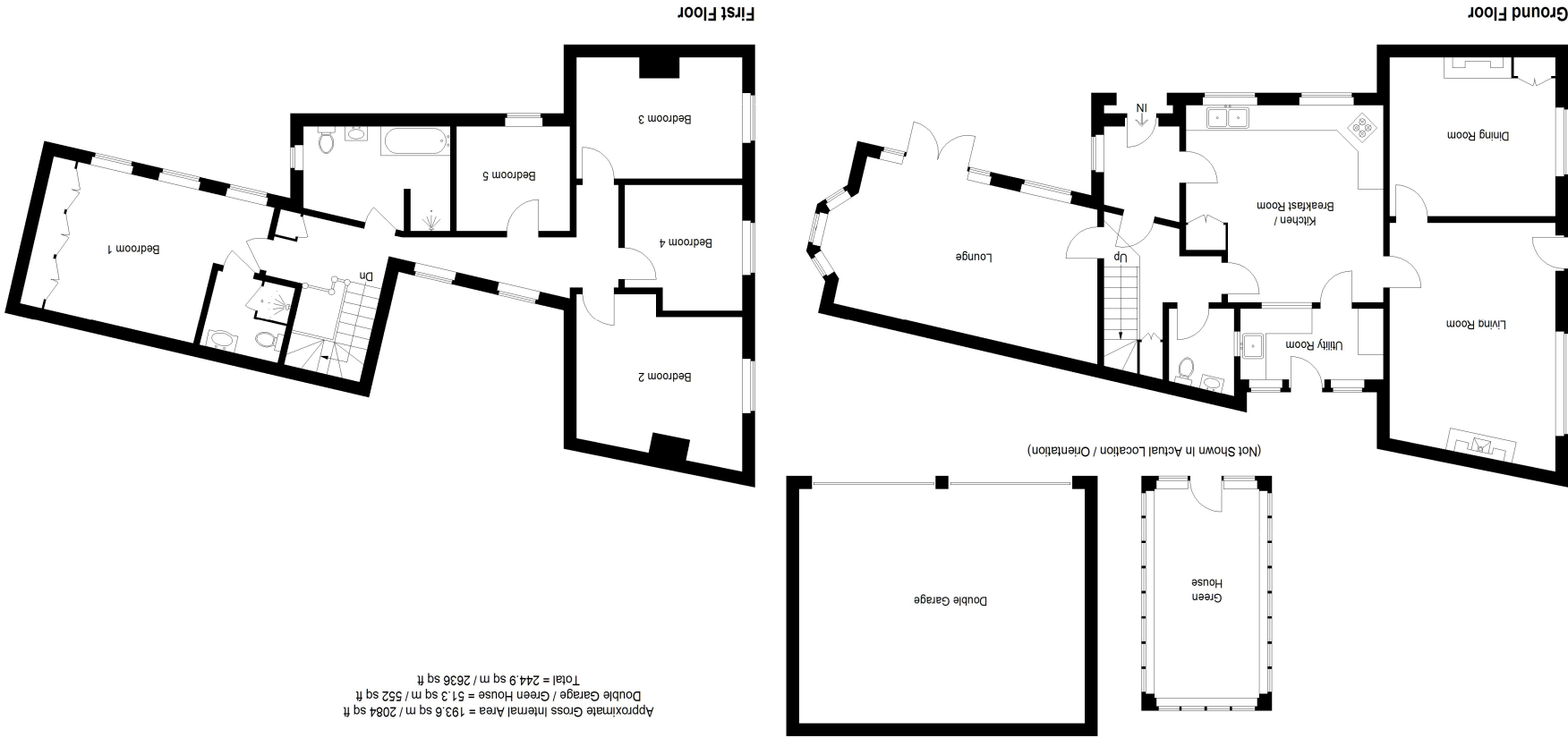


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The Old Bake House, High Street, Warboys PE28 2RHGuide Price £750,000

- Stunning Grade II Listed Family Residence
- Three Generous Reception Rooms
- Many Character And Interesting Features
- Oversized Double Garaging , Orangery And Summer House
- Five Bedrooms With En Suite To Principal Bedroom And Family Bathroom
- Kitchen/Breakfast Room And Utility Room
- Private Gated Gardens And Ample Parking Provision
- No Forward Chain



Heavy Panel Front Door

Stained glass panel above leading to

Sitting Room

18' 11" x 12' 8" (5.77m x 3.86m)

Two single panel radiators, central feature fireplace with moulded timber surround with tiled hearth and inset wood burner, sash picture window to front aspect, TV point, telephone point, inner door to

Dining Room

12' 6" x 12' 2" (3.81m x 3.71m)

Sash picture window to front aspect, arch display recess, central brickwork chimney feature with timber bressumer and sill with brick tiled hearth, dado rail.

Kitchen/Breakfast Room

15' 3" x 12' 7" (4.65m x 3.84m)

Fitted in a bespoke range of base and wall mounted cabinets with work surfaces and ceramic tiling, dresser, fixed display shelving, glass fronted display cabinets, integral plate rack, drawer units, pan drawers, two sash picture windows to side aspect, double larder unit, Travertine flooring, recessed lighting, integrated automatic dishwasher and fridge, double bowl enamel Butler sink unit with directional mixer tap, stable door accesses **Rear Entrance Hall**.

Utility/Boot Room

11' 1" x 6' 0" (3.38m x 1.83m)

Double polycarbonate roofing, mono-pitch roof, Beech wood work surfaces with inset sink unit with mixer tap, exposed internal brickwork, appliances spaces, glass fronted display cabinets, space for fridge freezer, door to side aspect.

Rear Entrance Hall

5' 10" x 4' 11" (1.78m x 1.50m)

Window to rear aspect and door to side garden with recessed entrance porch.

Inner Hall

Stairs to first floor, understairs storage cupboard, coats hanging area, Travertine flooring.

Cloakroom

Fitted in a three piece range of white sanitaryware comprising vanity wash hand basin with a limestone vanity unit, low level WC, single panel radiator, limestone flooring, sash window to **Utility Room**.

Living Room

22' 7" x 11' 10" (6.88m x 3.61m)

A light double aspect room with sash picture window to garden aspect and French doors to garden terrace to the side and sash picture window to side aspect, two double panel radiators, wall light points, coving to ceiling.

First Floor Landing

24' 11" x 5' 4" (7.59m x 1.63m)

Two single panel radiators, access to insulated loft space, arranged over several levels, sash picture windows to side elevation, wall light points, airing cupboard housing gas fired central heating boiler serving hot water system and radiators.

Principal Bedroom

15' 11" x 12' 4" (4.85m x 3.76m)

Sash picture window to side aspect and two additional windows to side aspect, extensive wardrobe range with four double units, cupboard storage, TV point, telephone point, double panel radiator, inner door to

En Suite Shower Room

6' 6" x 5' 9" (1.98m x 1.75m)

Fitted in a three piece white suite comprising low level WC, vanity wash hand basin with mixer tap and tiling, shaver point, cabinet storage, vinyl floor covering, free-standing cast iron radiator with integral heated towel rail, screened shower enclosure with independent shower unit fitted over, extensive ceramic tiling with contour border tiling, extractor unit.

Bedroom 2

13' 1" x 11' 7" (3.99m x 3.53m)

Sash picture window to front aspect, radiator, recessed lighting, chimney recesses.

Bedroom 3

12' 7" x 9' 11" (3.84m x 3.02m)

Sash picture window to front aspect, radiator, dimmer switch.

Bedroom 4

9' 9" x 9' 5" (2.97m x 2.87m)

Sash picture window to front aspect, double panel radiator, wardrobe recess, fixed display shelving,.

Bedroom 5

9' 0" x 8' 2" (2.74m x 2.49m)

Sash picture window to side aspect, double panel radiator.

Family Bathroom

11' 7" x 7' 3" (3.53m x 2.21m)

Sash picture window to rear aspect, tongue and groove panel work, dado rail, fitted in a four piece range of quality white sanitaryware comprising low level WC, pedestal wash hand basin, Bateau bath with hand mixer shower, screened shower enclosure with independent shower unit fitted over, limestone flooring, extractor, shaver point

Outside Front

The property is approached by an extensive block paviour gated driveway with a five bar gate with parking provision for three or more vehicles. The front gardens are beautifully established and stocked with a selection of productive fruit trees, central shaped lawn and a stocked selection of ornamental shrubs and trees, outside lighting. There are further double timber gates subdividing the tegula block driveway ,edged in borders giving further provision for numerous additional vehicles, there is a selection of evergreen shrubs . There is gravelled standing, a pleasant seating area and a good sized timber shed. There is a **Detached Double Garage** and **Oversized Adjoining Store** measuring 22' 7" x 18' 10" (6.88m x 5.74m) with power, lighting, access to loft space and some insulation, brick paved flooring with twin double timber doors to the front.

Outside Rear

A trellis sub-division leads to the rear garden with a paved terrace leading to the **Orangery** measuring 16' 11" x 8' 4" (5.16m x 2.54m). The rear gardens are laid to lawn, edged flower and shrub beds, established rose beds, a Wishing Well and a pleasant seating area. There is a fabulous **SUMMERHOUSE** measuring 11' 5" x 7' 8" (3.48m x 2.34m) of timber and pan-tiled construction with a timber decked terrace, a pleasant sitting space. The overall garden is approximately a quarter of an acre (stms). The garden is enclosed by mixed boundaries and offers 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

