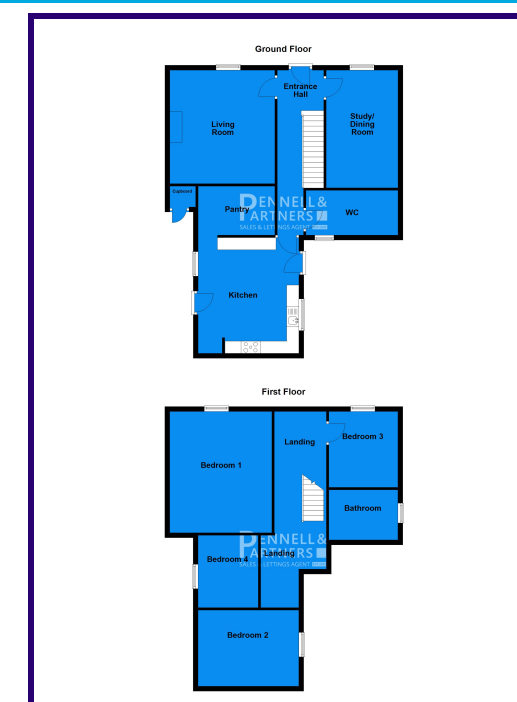




9 HORSEGATE, WHITTLESEY, PETERBOROUGH, CAMBRIDGESHIRE. PE7 1JD

£450,000



PENNELL & PARTNERS

26, High Causeway, Peterborough, PE7 1AJ - 01733 209 222 -
hello@pennellandpartners.co.uk

ABOUT THE PROPERTY

Nestled in the picturesque and sought-after location of Horsegate, Whittlesey, this stunning Grade II listed thatch cottage offers a rare opportunity to own a piece of history, perfectly balanced with modern comforts. This beautifully presented four-bedroom detached property boasts an abundance of character and charm throughout.

This delightful home features a spacious lounge, providing a cosy and inviting space ideal for relaxation and family gatherings. There is an additional office or second reception room, perfect for a home office, study, or extra sitting room to suit your lifestyle. The large kitchen diner serves as the well-appointed heart of the home, offering ample space for dining and entertaining, complemented by a charming pantry for extra storage. A conveniently located utility room and cloakroom on the ground floor add to the practicality of this charming residence.

Upstairs, you will find four generously sized bedrooms, each brimming with character and natural light, along with a tasteful and functional family bathroom serving all bedrooms. Outside, the property boasts an expansive rear garden, providing a beautiful and private outdoor space perfect for relaxing or entertaining. Additionally, there is hardstanding to the side, offering convenient car parking.

This delightful property seamlessly combines rustic charm with comfortable living, offering flexible accommodation suitable for modern family life or those looking to embrace the tranquility of a heritage home. Its excellent location provides easy access to local amenities, schools, and transport links.



ENTRANCE HALL

LIVING ROOM

4.28m x 5.06m (14' 1" x 16' 7")

STUDY / RECEPTION ROOM TWO

2.91m x 4.72m (9' 7" x 15' 6")

KITCHEN/DINER

4.17m x 4.74m (13' 8" x 15' 7")

PANTRY

CLOAKROOM / UTILITY ROOM

3.88m x 1.75m (12' 9" x 5' 9")

FIRST FLOOR

BEDROOM ONE

4.28m x 5.06m (14' 1" x 16' 7")

BEDROOM TWO

4.46m x 3.43m (14' 8" x 11' 3")