

Directions

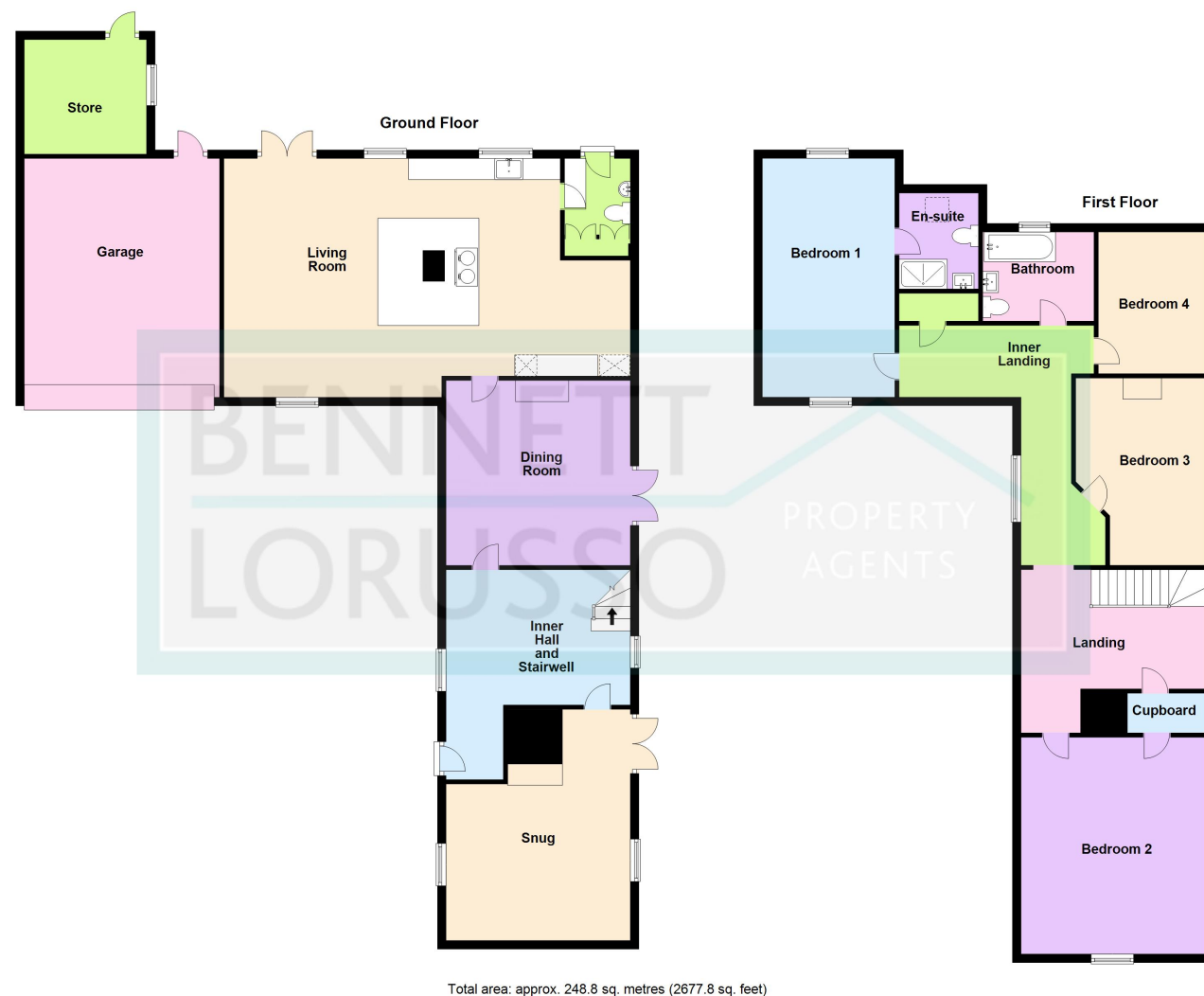
PE19 2JA.

DATA PROTECTION ACT 1998

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THE PROPERTY MISDESCRIPTIONS ACT 1991

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5 Alma Cottage, Howitts Lane, Eynesbury, St Neots, Cambs. PE19 2JA.

£800,000

A most charming and impressive Grade II Listed, part thatched cottage offering substantial accommodation with ample off road parking and views over Eynesbury Green to the front. Ideally situated close to good local amenities and less than half a mile from the town centre, this unique property has been well modernised by the present owners but still has lots of potential too. The spacious interior offers four reception areas, a stunning kitchen/diner/day room, which is the true heart of the home, along with a cloakroom, two bathrooms and four generously sized bedrooms. The rear and side gardens are ideal for entertaining and easy to maintain with two large patios and an outside Bar. There is also an oversized garage, a potential home office and two timber sheds. A really exceptional character home with a blend of period charm and modern living space, we recommend early internal viewing!



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Reception Hall 4.95m x 4.34m (16' 3" x 14' 3") Solid entrance door, retro style radiator, parquet flooring (under carpet), Library corner, secondary double glazed leaded light window to front, fitted corner unit, stairs to the first floor with cupboard under.

Sitting Room/Snug 5.27m x 4.25m max (17' 3" x 13' 11") Secondary double glazed window and door to rear/side garden, parquet flooring (under carpet), tiled fireplace, wall lighting, secondary double glazed leaded light window to front, cast iron style radiator, exposed beams, meter cupboard.

Dining Room 4.36m x 4.34m (14' 4" x 14' 3") Feature brick fireplace with cast iron stove, beams to walls and ceiling, double glazed French doors to the rear/side garden, wall lighting, radiator, secondary double glazed leaded window to front, laminate wood effect flooring, door to;

Kitchen/Dining/Day Room 9.76m x 5.65m max (32' 0" x 18' 6") Butler sink and mixer tap with Granite drainer and worksurfaces, an extensive range of painted solid wooden base and wall units, integrated 'Bosch' dishwasher and a wine cooler, space for a 'side by side' fridge/freezer, splashback tiling, a large central Island with 'Rangemaster Elan' electric cooker with ceramic hob, two ovens and a grill, Granite worksurface including a breakfast bar with underlighting. Double glazed window to the side, double radiator, Composite door to the front, Porcelain tiled floor and recessed lighting to ceiling. Lounging Area Wall mounted TV connections, secondary double glazed leaded window to the front and double glazed bi-folding doors on to the rear garden, cast iron style radiator, further double glazed window to the rear, Porcelain tiled floor and recessed lighting to ceiling.

Cloakroom/Utility Room 2.40m x 1.65m (7' 10" x 5' 5") Two piece white suite comprising wash hand basin and close coupled WC, extractor fan, ceramic tiled floor, full length storage cupboards to one wall housing a stacked washing machine and dryer, plus the gas fired combination boiler (newly installed this year), solid door to the rear garden.

First Floor

Spacious Gallery Landing With a study/reading area, sloping ceiling, exposed beams, wall lighting, secondary double glazed leaded light window to the front and further window to the side aspect, radiator, large built-in cupboard/wardrobe, plus an airing cupboard with radiator, access to the roof space.

Main Bedroom 5.66m x 3.12m (18' 7" x 10' 3") Secondary double glazed leaded window to the front with views over Eynesbury Green, two radiators and double glazed leaded window with views over the rear garden, door to;

En-suite Shower Room Three piece white suite incorporating a large fully tiled shower enclosure with mixer shower and sliding doors, vanity wash hand basin and close coupled WC, extensive tiled splashbacks and Victorian pattern tiled floor, double glazed roof window, radiator, extractor fan, heated towel rail, recessed lighting to ceiling.

Bedroom Two 5.11m x 4.28m (16' 9" x 14' 1") Secondary double glazed leaded window to front, radiator, wall lighting, exposed floor boards and beams, large built-in wardrobe with access from the landing too.

Bedroom Three 4.12m x 3.12m (13' 6" x 10' 3") Secondary double glazed leaded window to side, radiator.

Bedroom Four 3.20m x 2.52m (10' 6" x 8' 3") Secondary double glazed leaded window to side, radiator.

Bathroom With a three piece white suite including a modern panelled bath with mixer shower and screen, vanity wash hand basin and close coupled WC, extensive splashback tiling, obscure double glazed window, radiator, Victorian style patterned floor tiling, extractor fan, heated towel rail, recessed lighting to ceiling.

Exterior

Frontage Mainly gravelled with parking for 3-4 cars and mature boundaries, bin store.

Large Garage 5.90m x 4.60m (19' 4" x 15' 1") With folding timber doors, power and lighting, roof storage and a door through to the rear garden.

'L' Shaped Rear & Side Gardens Fully enclosed by timber fencing and laid mainly to lawn exterior lighting, power and water tap. Various fruit trees, two timber sheds and two paved patios, raised flower beds, side access gate, timber built outside Bar with power and lights. Insulated outbuilding with power and lighting, tiled floor and a double glazed door to the garden. 2.88m x 2.70m (9' 5" x 8' 10").

Notes This property is Grade II listed. CCTV is installed. BT fibre broadband is connected. The gas fired combination boiler was renewed in Jan 2025. The thatched roof was extensively repaired in 2022 with a new crown, bird protection etc.. Council tax band E -£3016.10 pa.

