

I MANOR FARM FIELD

FEN ROAD • PIDLEY • PE28 3DD





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- Stunning Barn Style Property
- Three Double Bedrooms With Two Juliette Balconies
- Open Plan Living
- Beautiful Kitchen/Family Room
- Contemporary Character Features
- Double Garage And Cart Lodge Parking
- Overlooking Small Private Lake
- Rural Setting
- No Forward Chain

This stunning barn style home is offered with no forward chain situated in a countryside setting overlooking a lake.

The property offers ample family sized accommodation, double garage, cart lodge, driveway parking being a short drive to local amenities and major transport links.

Viewing is highly advised and by appointment only.



Peter & Lane
PARTNERS
EST 1990
Town & Country

Guide Price £700,000

Huntingdon branch: 01480 414800

www.peterlane.co.uk Web office open all day every day



SOLID TIMBER DOOR WITH GLAZED INSERTS TO

RECEPTION HALL

Exposed timber work, recessed down lighters, Oak stairs to first floor, central heating thermostat, tiled flooring with under floor heating and individual thermostat.

CLOAKROOM

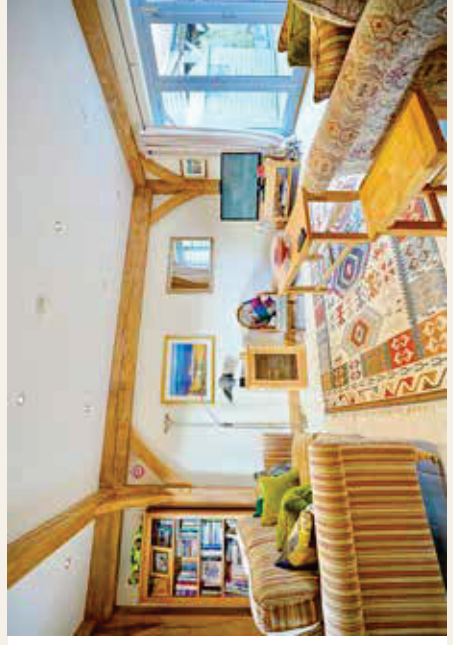
5' 1" x 4' 6" (1.55m x 1.37m)

Double glazed window to front aspect, fitted in a two piece suite comprising low level WC, vanity wash hand basin, complementing tiling, recessed down lighters, extractor fan, exposed timber work, tiled flooring with under floor heating.

SITTING ROOM

20' 8" x 13' 5" (6.30m x 4.09m)

A double aspect room with double glazed windows to front aspect and bi-folding doors to rear garden, recessed down lighters, exposed timber work, tiled flooring with under floor heating.



KITCHEN/FAMILY ROOM

36' 5" x 16' 1" (11.10m x 4.90m)

A triple aspect room with full height double glazed window to front and double glazed window to rear, double glazed panel door to side, exposed timber work, fitted in a comprehensive range of base, drawer and wall mounted cabinets, sink unit with mixer tap, integrated dishwasher, American style fridge freezer, complementing tiling, range style cooker with cooker hood over, central island unit incorporating breakfast bar, with additional sink and mixer tap, base units, wine rack, tiled flooring, central heating thermostat.

UTILITY ROOM

9' 2" x 9' 2" (2.79m x 2.79m)

Double glazed panel door to rear, fitted in a range of base and wall mounted cabinets, one and a half bowl single drainer sink unit with mixer tap, walk in utilities cupboard housing central heating boiler, water cylinder, fuse board and master switch with space and plumbing for automatic washing machine, tiled flooring with under floor heating and individual thermostat.

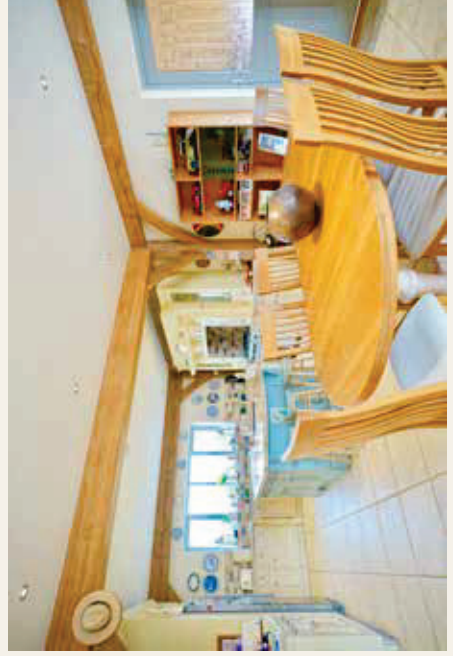
FIRST FLOOR GALLERIED LANDING/ STUDY SPACE

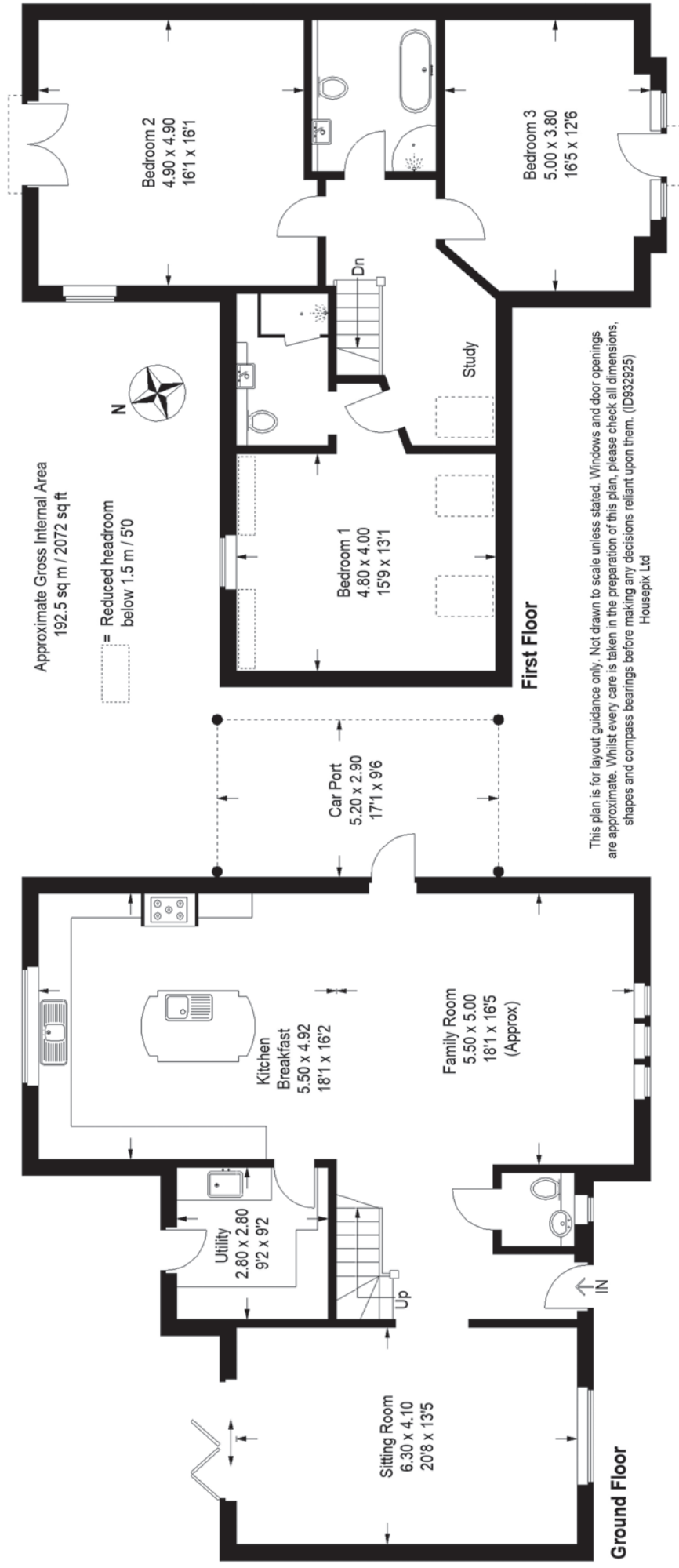
Velux window to front aspect, exposed timber work, recessed down lighters.

PRINCIPAL BEDROOM

15' 9" x 13' 5" (4.80m x 4.09m)

A double aspect room with double glazed window to rear aspect and two Velux windows to front aspect, eaves storage cupboard, exposed timber work, under floor heating with individual thermostat, sloping ceiling.





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. (ID932925)

Housepix Ltd

EN SUITE SHOWER ROOM

Fitted in a three piece suite comprising low level WC with concealed cistern, vanity wash hand basin, shower cubicle with independent shower over, complementing tiling, extractor fan, tiled flooring with under floor heating and individual thermostat.

BEDROOM 2

16' 1" x 16' 1" (4.90m x 4.90m)

Double glazed window to side aspect, double glazed French doors opening to Juliette balcony, exposed timber work, double built in wardrobe, dresser and drawer units, under floor heating with individual thermostat, sloping ceiling.

BEDROOM 3

16' 5" x 12' 6" (5.00m x 3.81m)

Full height window to front aspect, door to Juliette balcony, exposed timber work, under floor heating with individual thermostat, sloping ceiling.

FAMILY BATHROOM

Fitted in a four piece suite comprising low level WC, vanity wash hand basin, roll top bath, shower cubicle with independent shower over, complementing tiling, extractor fan, recessed down lighters, tiled flooring with under floor heating and individual thermostat, vaulted ceiling.

OUTSIDE

The property is approached via a private road and electric gates. There is a block paved driveway providing off road parking provision for numerous vehicles which will lead to the double garage that has recently had planning approved (Ref. No: 23/00696/HHFUL) and covered **Cart Lodge**. The front garden has raised beds with outside lighting enclosed by timber fencing and cast iron railings. The rear garden is laid to lawn with patio seating area, outside tap, outside lighting, covered barbeque seating area, waterside decking and enclosed by cast iron railings and wooden fencing.

AGENTS NOTE

The property benefits from a communal water treatment plant and an LPG gas tank.

The current vendor has recently had planning permission approved for a double detached garage which will be constructed before completion, planning Ref. No: 23/00696/HHFUL

TENURE

Freehold

Maintenance Charge - £500.00 per annum for maintenance of the Sewage Treatment Plant and Electric Gate.

Council Tax Band - E





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Huntingdon
60 High Street
Huntingdon
Tel: 01480 414800

St Neots
32 Market Square
St Neots
Tel: 01480 406400

Kimbolton
6 High Street
Kimbolton
Tel: 01480 860400

Mayfair Office
Cashel House
15 Thayer St, London
Tel: 0870 112 7099