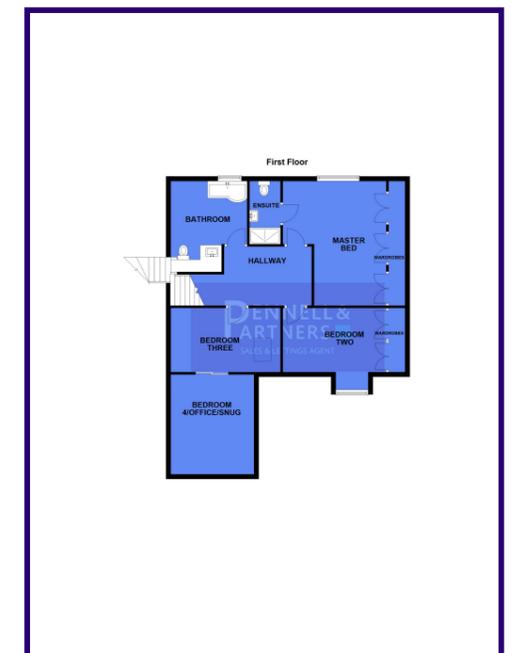




63 WEST STREET, HELPSTON, PETERBOROUGH, CAMBRIDGESHIRE. PE6 7DU

£625,000



PENNELL & PARTNERS

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## ABOUT THE PROPERTY

\*\*\*GUIDE PRICE £625,000 - 650,000\*\*\*

Beyond the gates, a driveway provides ample off-road parking for multiple vehicles and leads to a recently added timber-built car port with a tiled roof, alongside an additional single garage. The approach sets the tone for the quality and attention to detail found throughout the home.

Upon entering, you are welcomed into an impressive and spacious entrance hall, featuring elegant hardwood flooring and matching doors, creating a warm yet sophisticated first impression.

To the rear of the property lies the stunning open-plan kitchen, thoughtfully designed in a wraparound layout. This exceptional space boasts extensive quartz worktops, high-quality cabinetry, integrated appliances, and stylish stone tiled flooring. French doors open directly onto the rear garden, allowing natural light to flood the space and seamlessly blending indoor and outdoor living.

The kitchen flows effortlessly into a beautifully appointed lounge, positioned at the front of the property. This inviting room benefits from a charming bay window, a striking electric fireplace, and distinctive stained glass feature windows. A convenient Jack and Jill style door provides additional access back into the hallway, enhancing the flow of the ground floor.

Situated just behind the lounge is a generous dining and entertainment room, perfectly suited for hosting family gatherings and social occasions. With ample space for a large dining table, full-height side windows, and direct access to the garden, this room is both bright and versatile. A bespoke built-in bar further elevates the space, making it an ideal hub for entertaining.

The ground floor also offers a beautifully finished cloakroom, fully tiled in travertine and complete with a vanity unit and sleek stone wash hand basin.

Internal access to a second garage provides excellent flexibility; with the presence of the detached car port and front garage, this space lends itself to a variety of alternative uses such as an additional reception room, home office, studio, or even a ground floor bedroom with potential for an ensuite.

Upstairs, the property continues to impress with three well-proportioned bedrooms. The principal suite is particularly noteworthy, featuring cleverly designed built-in wardrobes seamlessly integrated into the sloping ceiling, maximising both storage and style.

The luxurious en-suite shower room is finished to an exceptional standard, offering a large walk-in shower and elegant stone vanity features.

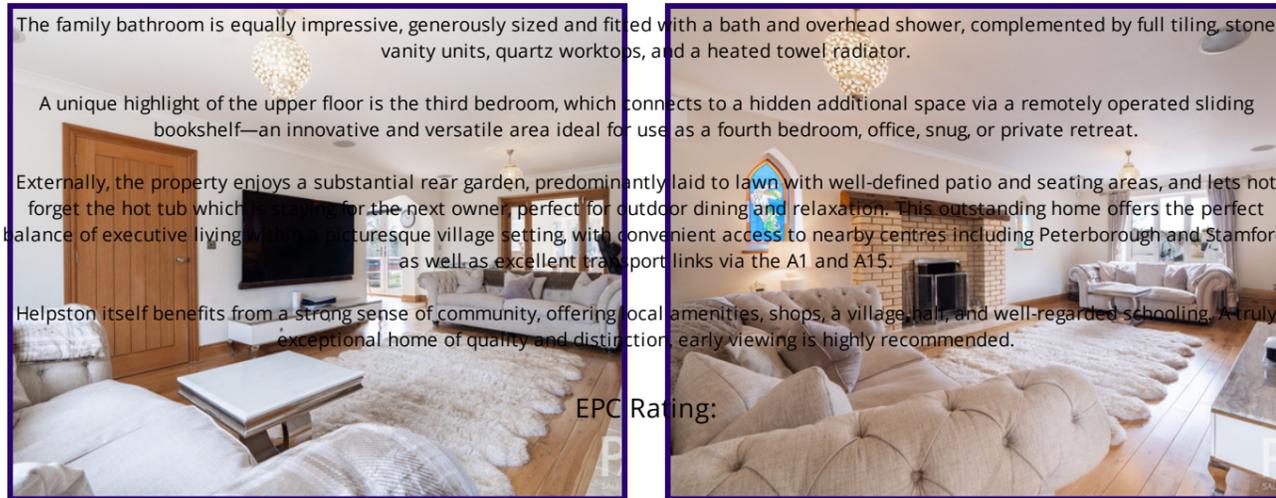
The family bathroom is equally impressive, generously sized and fitted with a bath and overhead shower, complemented by full tiling, stone vanity units, quartz worktops, and a heated towel radiator.

A unique highlight of the upper floor is the third bedroom, which connects to a hidden additional space via a remotely operated sliding bookshelf—an innovative and versatile area ideal for use as a fourth bedroom, office, snug, or private retreat.

Externally, the property enjoys a substantial rear garden, predominantly laid to lawn with well-defined patio and seating areas, and lets not forget the hot tub which is perfect for the next owner, perfect for outdoor dining and relaxation. This outstanding home offers the perfect balance of executive living in a picturesque village setting, with convenient access to nearby centres including Peterborough and Stamford, as well as excellent transport links via the A1 and A15.

Helpston itself benefits from a strong sense of community, offering local amenities, shops, a village hall, and well-regarded schooling. A truly exceptional home of quality and distinction, early viewing is highly recommended.

EPC Rating:



## GROUND FLOOR

TRAVERTINE STONE AND OAK FLOORING THROUGHOUT THE WHOLE GROUND FLOOR  
SOLID OAK DOORS AND STARICASE  
FULL ALARM SYSTEM WITH ZONE CONTROL

## ENTRANCE HALL

COMPOSITE DOOR WITH GLASS SIDE PANELS

## LOUNGE

4.011m x 7.340m (13' 2" x 24' 1")  
FEATURED STAIN GLASS WINDOWS  
AIR CONDITIONING UNIT

## KITCHEN

6.258m x 3.127m (20' 6" x 10' 3")  
SOLID OAK BESPOKE KITCHEN  
BLACK GRANITE WORKTOPS  
LED PLINTH LIGHTING AND UNDER UNIT LED LIGHTING

## DINING ROOM/ENTERTAINMENT ROOM

3.930m x 4.896m (12' 11" x 16' 1")  
STATEMENT CHANDELIER  
BUILT IN BAR WITH ONYX WORTOP

## CLOAKROOM

0.939m x 2.120m (3' 1" x 6' 11")  
TRAVERTINE FLOOR AND WALLS  
TRAVERTINE FEATURE BASIN ON VANITY UNIT

## UNDERSTAIRS STORAGE CUPBOARD

HOUSING FOR ALARM/INTERNET AND STORAGE

## GARAGE

3.500m x 5.624m (11' 6" x 18' 5")  
UPGRADED WITH INSULATION AND PLASTERED  
POTTETNAIL TO BE CONVERTED TO LIVING SPACE

## FIRST FLOOR

## LANDING

SOLID OAK STAIRCASE AND STAIRS  
GLASS BALUSTRADE

## MASTER BEDROOM

4.322m x 3.766m (14' 2" x 12' 4") (MAX)  
AIR CONDITIONING UNIT  
BUILT IN WARDROBES

## MASTER ENSUITE

1.308m x 2.633m (4' 3" x 8' 8")  
SHOWER  
TRAVERTINE BASIN ON VANITY UNIT  
HEATED TOWEL RAIL  
TOILET  
TRAVERTINE STONE FINISH THOROUGHOUT

## BEDROOM TWO

3.761m x 2.952m (12' 4" x 9' 8")  
BUILT IN WARDROBES  
DORMER WINDOW

## BEDROOM THREE

4.779m x 2.455m (15' 8" x 8' 1")  
VELUX WINDOW  
HIDDEN ACCESS TO BED 4/SNUG/OFFICE

## BEDROOM 4/OFFICE/STUDY

3.568m x 4.230m (11' 8" x 13' 11")  
ACCESS FROM BEDROOM 3  
VELUX WINDOW

## FAMILY BATHROOM

SHOWER BATH  
SHOWER OVER  
VANITY UNITS WITH TRAVERTINE BASIN  
QUARTZ WORKTOP  
TOILET  
HEATED TOWEL RAIL  
BUILT IN TELEVISION  
FULLY TILED

## OUTSIDE

FRONT

PURPOSE BUILT DETACHED GARAGE WITH HINGED DOORS AND CAR-PORT  
DRIVEWAY AND GARDEN  
ELECTRIC GATE ENTRANCE WITH FOB OR INTERCOM  
ACCESS TO ORIGINAL GARAGE

REAR

PRIVATE ENCLOSED GARDEN  
DECKING AND PATIO AREA  
LAWN AREA  
SHELTERED HOT TUB  
ACCESS TO KITCHEN AND DINER THROUGH FRENCH DOORS

INCLUDED IN SALE

• Travertine stone flooring and solid oak hardwood flooring throughout the entire ground floor