

TALISMAN

PROPERTY AGENTS



Guide Price: £560,000 to £575,000




The White House, High Street, Wrestlingworth, SG19 2EP

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- Substantial 6-bedroomed period property.
- Situated within a much sought after village & non estate location.
- Fully re-fitted 28ft kitchen/breakfast room with underfloor heating.
- Three reception rooms.
- Beautiful character features.
- Brick built fireplaces & cast-iron wood burning stove.
- Over 3000 sq. ft of accommodation.
- Incredibly spacious & versatile.
- Newly installed central heating system.
- Off road parking for four cars.

Council Tax Band: F

Score	Energy rating	Current	Potential	
92+	A			 6
81-91	B			
69-80	C		73 C	 3
55-68	D	55 D		
39-54	E			
21-38	F			 2
1-20	G			



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Main Description

Talisman Property Agents presents this substantial 6-bedroom, Victorian, period property, boasting over 3000 sq ft of accommodation, and situated in a non-estate location within the sought after village of Wrestlingworth. Whilst the current owners have extensively modernized various parts of the home to a phenomenal standard, the remaining areas require forms of refurbishment and partial renovation throughout. The updated sections display stunning craftsmanship, and demonstrate the fantastic potential within this spacious and versatile family home.

The updated sections of the property comprises the entrance hall & lobby into open-plan kitchen / breakfast room, forming as an extension to the rear, possessing a range of modern features such as aluminium double glazed patio doors, navy blue 'Shaker' style kitchen units with soft close drawers, central island and underfloor heating. Other updated sections of the property include the master bedroom as well as part of the first floor landing and bedrooms 2, 3 & 4, all of which are presented to a beautiful standard and flourish decorative character displays, such as feature fireplaces and exposed beams. Other additions include the three piece shower room with contemporary matt black finished appliances, dormer on the second floor and workshop with power & light, which is attached to the rear of the property. A New central heating system has also been installed and the majority of refurbished rooms are accessed via premium quality oak doors.

Remaining sections in need of modernisation, partial renovation or both, include a large 23ft dining room, 13ft playroom, boot room / utility, 15ft bay fronted lounge with brick built fireplace housing cast iron log burner, bedrooms 5 & 6 and family bathroom. Externally, you will spot a splendid example of curb appeal with the property's white washed brick appearance and white shingle upon front entry. Other external benefits include a generously sized and fully enclosed rear garden and off road parking to house four cars. This unique village home offers wonders of space, character and potential, and offers comfortable living within the modernized areas for those who wish to occupy the home whilst further improving it.



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Rooms & Dimensions

Entrance:

Via double glazed front door.

Entrance hall:

Staircase with luxury oak handrail leading to first floor accommodation. Laid to decorative tiled flooring. Cast Iron radiator and understairs storage cupboard.

Dining room:

4.11m x 7.11m (13' 6" x 23' 4") Bay window to front aspect (with planning to be changed from the current shop window). Exposed decorative beam to ceiling.

Play room:

3.07m x 4.11m (10' 1" x 13' 6") Double glazed window to front aspect, brick fireplace, door to inner lobby.

Lobby

Boot room / Utility room:

2.57m x 7.11m (8' 5" x 23' 4") Aluminium double glazed door leading to rear garden, double glazed window to rear aspect, radiator, plumbing for washing machine, water softener system and built in cupboard housing newly fitted thermal hot water cylinder.

Corridor (Inner hallway):

Staircase leading to first floor accommodation. Opening to lounge.

Lounge:

4.42m x 4.72m (14' 6" x 15' 6") Double glazed, front aspect bay window, radiator, brick built fireplace housing cast iron log burner with brick hearth. Exposed beam to ceiling.

Kitchen / Breakfast room:

6.10m x 8.53m (20' 0" x 28' 0") Beautifully re-fitted kitchen / breakfast room, aluminium double glazed patio doors to side aspect leading to rear garden, aluminium double glazed window to rear aspect, two skylights, recessed ceiling spotlights, extensive range of navy blue "Shaker" style base and eye level units with soft close draw mechanism's and "Quartz" worktops over. Central island with Integrated units and solid wooden worktop over. Porcelain tiled flooring with underfloor heating. Space for a large range style cooker. integrated dishwasher, recess for housing "American" style fridge / freezer. Double "Belfast" style inset sink with mixer taps, vaulted ceiling and feature beam to ceiling.

Larder:

1.45m x 2.51m (4' 9" x 8' 3") Dry pantry, double base unit with wooden worktop over. Porcelain tiled flooring with underfloor heating. Access to loft space.

(First Floor)

Landing:

Staircase leading to second floor accommodation. Double glazed window to front aspect, cast iron radiator, fitted carpet, exposed beam to ceiling, doors off to:

Master bedroom:

3.86m x 4.42m (12' 8" x 14' 6") Double glazed window to front aspect, cast iron radiator, feature cast iron fireplace, fitted carpet, built in double wardrobe and exposed beam to ceiling.

Bedroom 2:

2.82m x 4.39m (9' 3" x 14' 5") Double glazed window to front aspect, radiator, fitted carpet and exposed beam to ceiling.

Bedroom 3:

2.95m x 4.32m (9' 8" x 14' 2") Double glazed window to front aspect, radiator, large built in wardrobe and fitted carpet.

Bedroom 4:

1.52m x 2.74m (5' 0" x 9' 0") Double glazed box bay window to rear aspect, radiator and fitted carpet.

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Family bathroom:

Obscured double glazed window to rear aspect.

Shower room:

Contemporary three piece suite comprising of fully enclosed matt black finished shower with white metro tiled wall, wc, hand wash basin with matt black finished tap & towel railing, accompanied by white metro splashback tiling, matt black finished radiator, obscured aluminium double glazed window to rear aspect and luxury vinyl flooring.

(Second floor)

Landing:

Aluminium double glazed window to rear aspect, cast iron radiator, fitted carpet and doors off to:

Bedroom 5:

3.15m x 4.01m (10' 4" x 13' 2") Double glazed window to front aspect.

Bedroom 6:

3.25m x 4.14m (10' 8" x 13' 7") Double glazed window to front aspect.

(Exterior)

Front:

Laid to white stone with brick retaining wall, gated side access to rear garden and shared driveway to the side of the property leading to off road parking at the rear.

Rear garden:

Large fully enclosed rear garden, laid mainly to lawn with pathway extending the length of the garden. Gated access to front and rear. Outside power point.

Attached workshop:

3.05m x 4.62m (10' 0" x 15' 2") Power and lighting connected with work bench. Potential to be converted into an office space / gym.

Parking:

Off road parking with potential to house four cars and gated access leading to rear garden.

Agents notes:

- The current owners had planning permission for a timber carport to the rear that has since lapsed.
- There is planning permission to change the former window at the front of the property to a more traditional window.

- The property requires work to finish the project off. The current owners have lots of the materials such as internal doors etc that will be included within the price.



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Location

Wrestlingworth is a quiet village situated on the border of Bedfordshire and Cambridgeshire giving access to the A1, and Cambridge can be reached approximately within a 25 minute drive. There is a lower school in the village, farm shop, church, village hall, hairdressers and public house.

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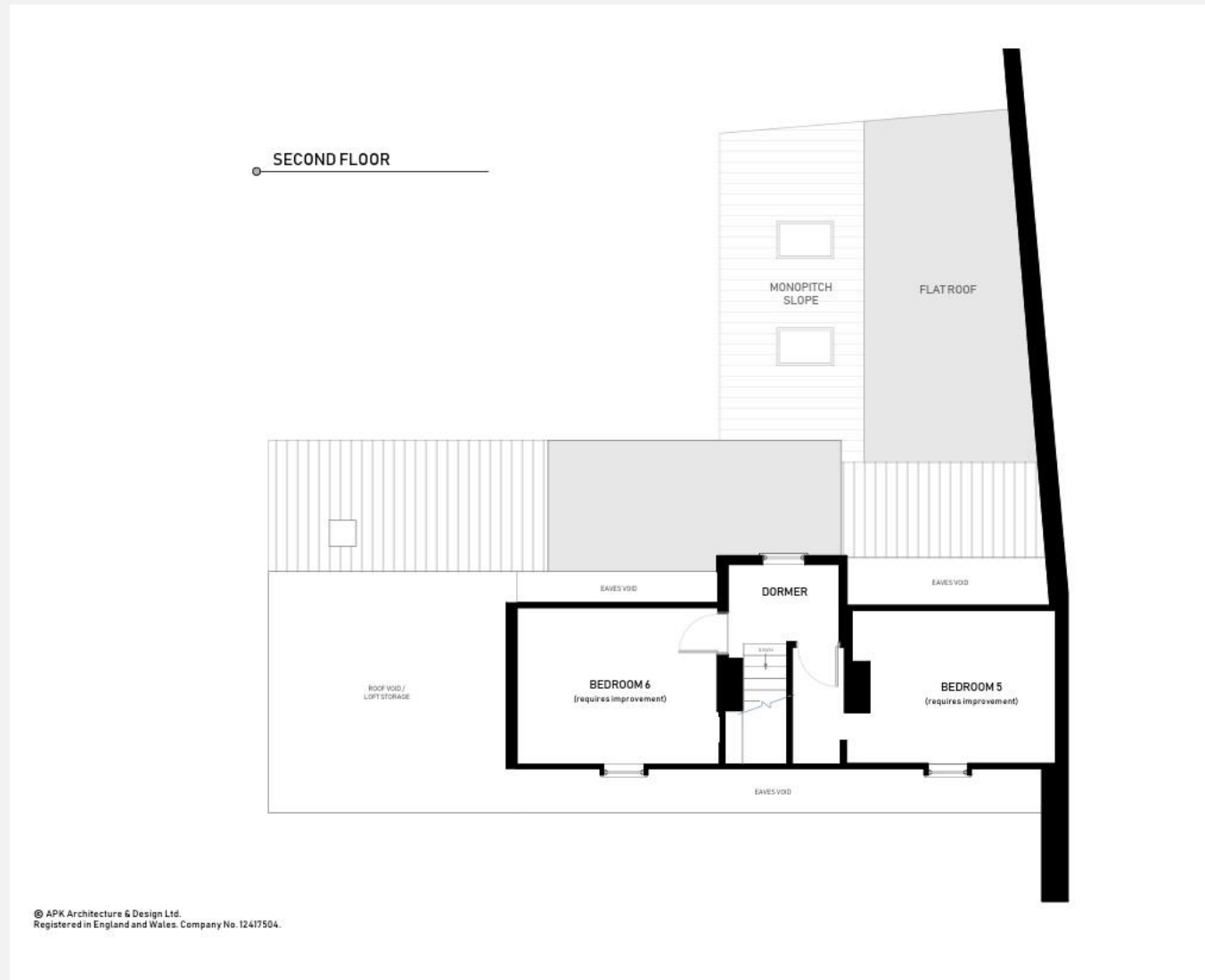
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