

# THE OLD WORKSHOP

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FEN ROAD • PIDLEY • PE28 3DD





# THE OLD WORKSHOP

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- Architect Designed And Beautifully Crafted
- Large Living Room With Wood Burning Stove
- Bespoke Oak Framed Barn Style Home
- Luxurious Principal Suite And Guest Room With En Suite
- Garden Cabin And Workshop
- Situated In Grounds Approaching Half An Acre
- Spacious Open Plan Living With High Ceilings
- Hand Made Kitchen With Quality Appliances
- Ground Floor Shower Room, Utility And Boot Room
- Three Further Double Bedrooms And Family Shower Room
- Double Garage Block With Three Phase Electric And Room Above

The Old Work Shop is a bespoke Oak framed barn style property offering stunning open plan living spaces, high ceilings and plenty of natural light.

Stepping inside you are greeted with a warm and homely entrance vestibule, double doors lead to the large living room with wood burning stove. The dining hall flows through to the stunning family kitchen area with bi folding doors and high end appliances. There is also a utility room, boot room and ground floor shower room.

The bespoke Oak stairs lead up to a vaulted landing, four double bedrooms and a family shower room. The amazing principal bedroom benefits from substantial bespoke peninsular with a luxurious free standing copper bath, walk in dressing room and en suite shower. The guest bedroom also has an en suite shower room and the remaining two bedrooms share the family shower room.

Outside the property is accessed via a secure automated gate which leads to the detached double garage block with three phase electric connected and a further room above. The attractive courtyard garden is hard landscaped with beautiful seating areas and hot tub. Beyond the courtyard garden is an impressive terrace that over looks the large rear garden with a detached garden cabin and workshop.

**Peter  
Lane** &  
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OIEO £1,000,000

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**TIMBER AND DOUBLE GLAZED DOOR TO**

**ENTRANCE VESTIBULE**

12' 2" x 11' 10" (3.71m x 3.61m)

Double glazed window to front aspect, Velux window to side with fitted blind, part vaulted ceiling, Oak framework, four wall light points, seating area, thermostat for under floor heating, tiled floor, stairs to first floor, opening through to **Dining Hall**, double doors to

**LIVING ROOM**

25' 0" x 23' 0" (7.62m x 7.01m)

A triple aspect room with full height double glazed windows to front, two double glazed windows to side, double glazed French doors and side windows to driveway, Oak framework, seven wall light points, four spot lights, high end wood burning stove with feature slate chimney breast and slate hearth, thermostat for underfloor heating, tiled floor.

**DINING HALL**

25' 6" x 16' 9" (7.77m x 5.11m)

Double glazed window to side aspect, Oak framework, five display recesses, eight wall light points, five recessed downlighters, exposed brick feature wall, thermostat for underfloor heating, tiled floor, door to

**GROUND FLOOR SHOWER ROOM**

Double glazed window to side aspect, fitted in a three piece suite comprising low level WC with concealed cistern, vanity wash hand basin, walk in double shower enclosure with rainfall style shower head and additional hand held attachment, glazed screen, tiled surrounds, exposed brick feature wall, fitted mirror, tiled floor, recessed down lighters, extractor fan, chrome heated towel rail.





#### CLOAKS CUPBOARD

8' 7" x 6' 3" (2.62m x 1.91m)

Double glazed window to side aspect, Oak framework, timber panel-work, recessed downlighters, fitted shelving and coats hanging space, tiled floor.

#### UTILITY ROOM

9' 4" x 7' 7" (2.84m x 2.31m)

Double glazed window to side aspect, Oak framework, recessed downlighters, exposed brick feature wall, timber panel-work, base cupboard, complementing work surfaces, circular sink unit with mixer tap, space and plumbing for washing machine, space for tumble dryer, pressurised hot water cylinder, tiled floor, cupboard housing manifold for under floor heating, solid timber door to side.

#### KITCHEN/FAMILY ROOM

25' 0" x 19' 4" (7.62m x 5.89m)

A triple aspect room with double glazed bi-fold doors to court yard garden, double glazed French doors and side windows to driveway, double glazed window to side, Oak framework, recessed downlighters, hand made kitchen offering a comprehensive range of base, drawer and wall mounted cabinets, under unit lighting, extensive Hanex work surfaces, one and a half Hanex sink unit with mixer tap, featured tiled wall, fitted in a range of Neff integrated appliances incorporating Flex induction hob with extractor hood over, two double pyrolytic ovens with slide and hide doors, combination microwave, warming drawer, dishwasher, integrated American Style Fridge Freezer, wine cooler, central island with Hanex work surface, additional drawer units and glass fronted display cabinets, plinth lighting, thermostat for underfloor heating, tiled floor.

#### FIRST FLOOR GALLERIED LANDING

Velux window with fitted blind, vaulted ceiling, Oak framework, spot lights, vertical contemporary style radiator.

#### PRINCIPAL SUITE

##### ENTRANCE

Vaulted ceiling, Oak framework, recessed downlighters, radiator.

##### BEDROOM

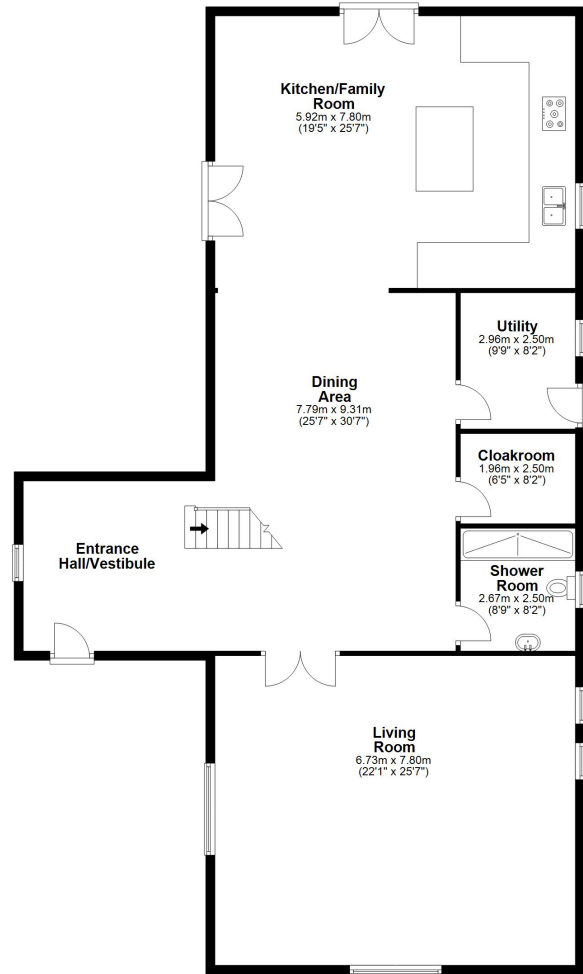
25' 2" x 19' 9" (7.67m x 6.02m)

A triple aspect room with double glazed bi-fold doors overlooking gardens, double glazed window to side aspect, Velux window with fitted blind, vaulted ceiling, Oak framework, spot lights, two bedside lights, bespoke peninsular dressing unit with shelving, four wall light points, room heating thermostat, two vertical radiators, copper double ended freestanding bath with mixer tap and shower attachment over, tiled flooring, complementing tiling.



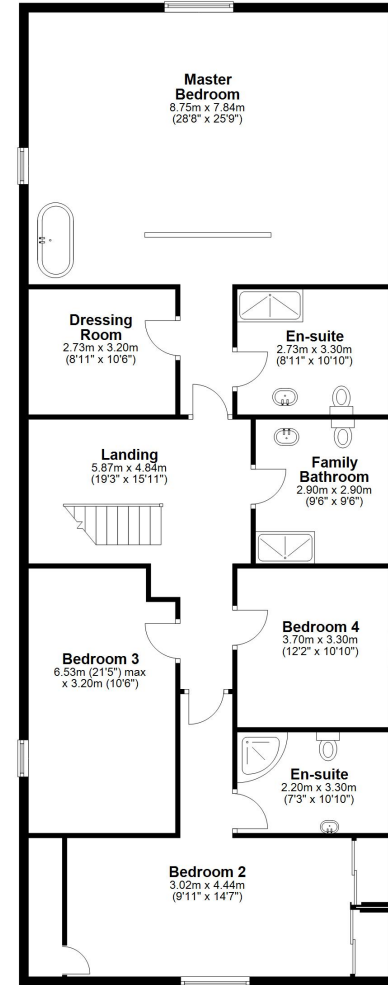
### Ground Floor

Approx. 176.4 sq. metres (1888.4 sq. feet)



### First Floor

Approx. 164.5 sq. metres (1770.1 sq. feet)



Total area: approx. 340.8 sq. metres (3668.6 sq. feet)

### DRESSING ROOM

10' 3" x 9' 6" (3.12m x 2.90m)

Velux window with fitted blind, Oak framework, recessed down lighters, radiator, fitted wardrobes with hanging and shelving.

### EN SUITE SHOWER ROOM

Velux window with fitted blind, vaulted ceiling, Oak framework, fitted in a three piece suite comprising low level WC with concealed cistern, vanity wash hand basin, drawer units, counter tops, double shower enclosure with rainfall style shower head and additional hand held attachment, glazed screen, tiled surrounds, chrome heated towel rail, recessed down lighters, extractor fan, tiled flooring.

### GUEST BEDROOM

17' 5" x 9' 8" (5.31m x 2.95m)

Double glazed window to front, vaulted ceiling, Oak framework, four wall light points, two radiators, built in wardrobe range with hanging rail, eaves storage cupboard.

### GUEST EN SUITE SHOWER ROOM

Velux window with fitted blind, vaulted ceiling, Oak framework, fitted in a three piece suite comprising low level WC with concealed cistern, vanity wash hand basin, shower enclosure with rainfall style shower head and additional hand held shower attachment, tiled surrounds, chrome heated towel rail, recessed downlighters, extractor fan, tiled flooring.

### BEDROOM 3

19' 6" x 10' 5" (5.94m x 3.17m)

Three Velux windows to side aspect with fitted blinds, vaulted ceiling, Oak framework, recessed downlighters, radiator.

### BEDROOM 4

12' 3" x 9' 4" (3.73m x 2.84m)

Two Velux windows to side aspect with fitted blinds, vaulted ceiling, Oak framework, recessed downlighters, radiator.

### FAMILY SHOWER ROOM

Velux window with fitted blind, vaulted ceiling, Oak framework, fitted in a three piece suite comprising low level WC with concealed cistern, vanity wash hand basin, drawer units, counter tops, double shower enclosure with rainfall style shower head, additional hand held shower attachment, chrome heated towel rail, full ceramic tiling, extractor fan, tiled flooring.

### OUTSIDE

The property is accessed via a secure automated gate which opens to a tarmac and blocked paved driveway with ample hardstanding for several vehicles. The **Detached Double Garage Block** measures 26' 0" x 24' 0" (7.92m x 7.32m) and features two automated roller shutter doors, power and lighting, three phase electric, water and drains connected, floated concrete floor, double glazed window to rear, personal door to side, staircase leading to sizeable room above with four Velux windows making an ideal home office, in all excellent potential to create a self contained annex subject to planning permission. The bi folding doors from the kitchen family room open to the spacious and cleverly designed courtyard style garden with a hand crafted Oak timber framed gazebo and other covered areas which include a hot tub, well stocked borders and raised planters. An opening leads to a large terrace overlooking the main garden which is mostly laid to lawn with well planted borders and a bespoke garden cabin measuring 14' 9" x 11' 11" (4.50m x 3.63m) with French doors to front, two windows to front, window to side, timber panel work, power and light connected, workshop with double doors, power and light connected.

### AGENTS NOTE

The Property Also Offers

- CCTV
- Intruder Alarm
- Water Softener
- Three Phase Electric To Garage Block

The Property Is Connected To Mains Electric, Mains Water, Oil Fired Central Heating. Waste And Foul Water Is Pumped From The Property To The Main Drain.

### TENURE

Freehold  
Council Tax Band F





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