

Huntingdon	St Neots	Kimbolton	Mayfair Office
60 High Street	32 Market Square	24 High Street	Cashel House
Huntingdon	St Neots	Kimbolton	15 Thayer St, London
01480 411800	01480 406400	01480 680400	0870 1127099

Huntingdon Office: 01480 414800

Total area: approx. 113.3 sq. metres (1219.2 sq. feet)



- Charming Grade II Listed Detached Character Cottage
- Two/Three Bedrooms With En Suite To Ground Floor Bedroom
- High Quality First Floor Shower Room
- Barn Style Garaging

- Versatile Two Storey Accommodation
- Stunning Hand Built Kitchen With Granite Work Surfaces
- Mature And Private Rear Garden
- Offered With No Forward Chain



Glazed Stable Door To

Entrance Hall

Coats hanging area, fuse box and master switch, single panel radiator, natural stone floor tiling.

Kitchen/Breakfast Room

23' 4" x 8' 6" (7.11m x 2.59m)

Fitted in a bespoke range of hand built base and wall mounted cabinets with complementing back granite work surfaces and up-standers, space for cooking range with suspended extractor fitted above, drawer units, inset Belfast sink unit with mono bloc mixer tap, central island with granite work surface, exposed brick work chimney feature, stairs to first floor, under stairs storage cupboard, exposed structural timber work, a double aspect room with two picture windows to front aspect and glazed door to side aspect, cupboard housing gas fired central heating boiler, natural stone floor tiling.

Utility Room

6' 3" x 4' 7" (1.91m x 1.40m)

Fitted in a range of units with granite work surfaces, appliance spaces, window to front aspect, natural stone floor tiling.

Bedroom 2

13' 9" x 8' 6" (4.19m x 2.59m)

Two windows to rear aspect, exposed timber work, wall light points, two radiators.

En Suite Bathroom

6' 11" x 6' 11" (2.11m x 2.11m)

Fitted in a three piece reproduction quality white suite comprising ornate high level WC, pedestal wash hand basin with mixer tap, roll top claw foot bath with hand mixer shower attachment, exposed timber work, heated towel rail, quality contour border tiling to half height, window to front aspect, ceramic tiled flooring.

Dining Room

15' 5" x 12' 2" (4.70m x 3.71m)

A light double aspect room with windows to side and rear aspects, wall light points, cupboard storage, central brick work ingle nook fire place with timber bressumer over and inset functional fire basket, double panel radiator.



Sitting Room

12' 6" x 12' 6" (3.81m x 3.81m)

A double aspect room with windows to front and rear aspects, central brick work ingle nook fire place, exposed beam work, exposed timber work.

First Floor Landing

Exposed timber work.

Bedroom 1

16' 1" x 12' 6" (4.90m x 3.81m)

Window to front aspect, exposed beam work, access to loft space, wardrobe and cupboard range.

Bedroom 3/Dressing Room

8' 6" x 7' 10" (2.59m x 2.39m)

Window to side aspect, radiator, fitted in a range of bespoke furniture incorporating triple wardrobe range and drawer units, Jack and Jill doors access

Shower Room

6' 7" x 3' 7" (2.01m x 1.09m)

A quality installation of white sanitary ware comprising low level WC, free standing limestone wash hand basin with wall draining mixer tap, over sized screened shower enclosure with natural stone tiling, heated towel rail, ceramic tiled flooring.

Outside

The rear garden has been professionally landscaped and heavily stocked with evergreen and deciduous shrubs and a selection of ornamental trees. There is a central stone set terrace with a cast iron centre piece and further shrub stocks, outside tap and lighting. The garden is enclosed by brick walling with gated access on to the High Street. There is a timber **Barn Style Garage** measuring 22' 8" x 10' 9" (6.91m x 3.28m) with up and over door, power, lighting, eaves storage space and private door to the garden. The garden offers a good degree of privacy.

Tenure

Freehold

Council Tax Band - C

