

HUNTINGDON ROAD

1 HUNTINGDON ROAD • BRAMPTON • HUNTINGDON • PE28 4PD





HUNTINGDON ROAD

BRAMPTON • HUNTINGDON • PE28 4PD

- Detached Victorian Villa
- Four Reception Rooms
- Much Original Character
- Scope For Improvement And Re-Furbishment
- Six Bedrooms
- Shower Room And Family Bathroom
- Approximately Two Thirds Of An Acre Grounds
- Desirable Village Location

This fabulous Victorian Villa offers substantial accommodation with views over Hinchingsbrooke Park Lakes. Located on the edge of this ever desirable village and positioned within a short drive or cycle ride to Huntingdon railway station.

The house retains many original features with some notable grand fire places and original mouldings. It offers huge scope for improvement and re-furbishment.

The first floor accommodation extends to six bedrooms with a family bathroom and separate cloakroom. On the ground floor there are four grand reception rooms boasting high ceilings and much original character.

The house stands in mature grounds extending to approximately three quarters of an acre (stms) and is stocked with some notable evergreen trees and offers stunning views over open pasture land and Hinchingsbrooke Country Park Lakes and woodland in the distance.

The house offers much potential, viewing is recommended and by appointment only.

**Peter
Lane** &
PARTNERS
— EST 1990 —
Town & Country

£1,000,000

Huntingdon branch: 01480 414800
www.peterlane.co.uk Web office open all day every day





GLAZED FAN LIGHT PANEL DOOR TO

ENTRANCE PORCH

7' 7" x 5' 7" (2.31m x 1.70m)

High vaulted ceiling at 3.2m, Gothic arch picture windows to front aspect, Victoriana flooring, single panel radiator, glazed internal door to

RECEPTION HALL

22' 4" x 6' 11" (6.81m x 2.11m)

Original stair case to first floor, extensive under stairs storage cupboard, double panel radiator, original arch, cupboard storage, wood effect laminate flooring, inner door to

STUDY/FAMILY ROOM

16' 5" x 15' 1" (5.00m x 4.60m)

UPVC picture window to front aspect, double panel radiator, 3m ceiling, height, picture rail, central grand marble fire place.

DINING ROOM

18' 4" x 15' 5" (5.59m x 4.70m)

A light double aspect room with UPVC bay window to front and further UPVC window to side garden, central grand marble fire place with tiled hearth and decorative inset, picture rail, 3em ceiling height, two double panel radiators.





DRAWING ROOM

19' 4" x 14' 9" (5.89m x 4.50m)

Full height picture windows to side aspect, central art deco fire place with tiled hearth, TV point, telephone point, original decorative corning, double panel radiator, internal arch work, laminate flooring

SHOWER ROOM

9' 6" x 6' 3" (2.90m x 1.91m)

Fitted in a three piece reproduction period suite comprising low level WC, pedestal wash hand basin, oversized screened shower enclosure with independent shower unit fitted over, re-tiled surrounds, contour border tiling, double panel radiator, two picture windows to garden aspect, original corning.

MORNING ROOM

15' 1" x 15' 1" (4.60m x 4.60m)

UPVC sash picture window to side aspect, double panel radiator, wall mounted gas fired Vaillant central heating boiler serving hot water system and radiators, under stairs cupboard leading down to **Half Cellar**, central brick work chimney feature, Aga, range of base units with glass fronted display cabinets, fixed display shelving, appliance spaces, twin arch access leads to

KITCHEN/BREAKFAST ROOM

20' 8" maximum x 15' 1" (6.30m x 4.60m)

A light double aspect room with UPVC windows to two side aspects, central brick work chimney feature, tiled recess, two double panel radiators, single drainer one and a half bowl stainless steel sink unit with mixer tap, appliance space, range of base and wall mounted cabinets, glass fronted display cabinets, drawer units, electric cooker point, additional window to rear aspect, heavy panel door to rear garden, ceramic tiled flooring.

FIRST FLOOR GALLERIED LANDING

Original spindles and balustrade, single panel radiator, double airing cupboard with hot water cylinder and shelving.





FAMILY BATHROOM

9' 2" x 6' 7" (2.79m x 2.01m)

Fitted in a two piece coloured suite comprising panel bath with independent shower unit fitted over, vanity wash hand basin with tiling, single panel radiator, UPVC window to garden aspect, 2.7m ceiling height, tongue and groove panel work.

MASTER BEDROOM

19' 0" x 15' 5" (5.79m x 4.70m)

A light double aspect room with UPVC bay picture window to front aspect and double glazed window to side, wardrobe range, drawer units, dressing table, double panel radiator.

BEDROOM 2

15' 9" x 15' 1" (4.80m x 4.60m)

Central decorative fire place with cast inset, picture windows to side and rear gardens, double panel radiator, picture rail.

CLOAKROOM

4' 7" x 3' 7" (1.40m x 1.09m)

Fitted with low level WC, UPVC window to rear aspect, ceramic tiled flooring.

SECONDARY LANDING

Stairs leading down to side access, single panel radiator, access to loft space.

BEDROOM 3

16' 1" x 11' 10" (4.90m x 3.61m)

UPVC sash picture window to front aspect, single panel radiator.

BEDROOM 4

11' 10" x 11' 5" (3.61m x 3.48m)

Large walk in wardrobe, UPVC window to side aspect, single panel radiator, central cast decorative fire place.

BEDROOM 5

14' 9" x 8' 10" (4.50m x 2.69m)

Double glazed window to rear aspect, single panel radiator, decorative feature fire place.

STUDY/BEDROOM 6

10' 2" x 5' 11" (3.10m x 1.80m)

UPVC sash picture window to front aspect, single panel radiator, picture rail.

OUTSIDE

The property stands in large mature private grounds extending to two thirds of an acre (stms). The front is enclosed by low stone walling with a gravel driveway giving parking provision for numerous vehicles, large areas of lawn, ornamental pond, a large variety of established trees and former grass tennis court, a further selection of ornamental evergreens with stunning views over Hinchbrooke Park and lakes to the rear. The garden is enclosed by a combination of boundaries, high brick walling and fencing with a row of mature Yew trees, outside lighting and a small selection of brick built outbuildings incorporating **Lean To Brick Built Store** and a small enclosed courtyard at the rear with additional **Tool Shed** measuring 6' 7" x 4' 7" (2.01m x 1.40m).

TENURE

Freehold
Council Tax Band - G

town-and-country





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

Peter Lane &
PARTNERS
 — EST 1990 —
Town & Country



Peter Lane and Partners for themselves as agents for the vendors or lessors of this property give notice that these particulars are produced in good faith, and are to act purely as a guide to the property and therefore do not constitute any part of any contract. Peter Lane and Partners or any employee therefore do not have the authority to make or give any warranty, guarantee or representation what so ever in relation to this property.