

2 MANOR COURTYARD

WENNINGTON • PE28 2LX





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- Impressively Proportioned Individual Barn
- 34' x 24' Open Plan Kitchen/Family Room
- Underfloor Heating And Air Source Heat Pump
- Landscaped Gardens
- Versatile Three Bedroom Accommodation
- High Specification Throughout
- Exceptional Decorative Condition Throughout
- Desirable Conservation Village Position

Positioned within the highly sought-after and picturesque conservation village, this impressively proportioned individual barn conversion offers a unique blend of contemporary living and rustic charm. The accommodation is centred around an impressive 34' by 24' open plan kitchen/family room providing a lovely light space ideal for entertaining. There are high end fitted appliances, a central island workstation, quartz work surfaces and upstands.

The property offers hugely versatile accommodation, comprising three well-appointed bedrooms and two contemporary bathrooms whether you are looking for a spacious principal suite, comfortable guest rooms, or a dedicated home office, this barn conversion offers the flexibility and space to suit your lifestyle.

Developed with exceptional attention to detail, the barn enjoys high specification finishes throughout, combining period features with contemporary design elements. The underfloor heating and air source heat pump ensure year-round comfort and energy efficiency, making this home as practical as it is beautiful. Every room is presented in exceptional decorative condition, reflecting the care and quality invested in this lovely barn.

**Peter
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Guide Price £625,000

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





COMPOSITE PANEL DOOR

Sealed unit side panels to

RECEPTION HALL

31' 1" x 13' 9" (9.47m x 4.19m)

A light open plan contemporary space with sealed unit windows to front aspect, a range of cloaks cupboards, ceramic tiled flooring with underfloor heating, part vaulted ceiling line with recessed lighting, access to loft space, picture window to front aspect.

PRINCIPAL BEDROOM

13' 1" x 11' 4" (3.99m x 3.45m)

Hardwood picture window to front elevation, underfloor heating, extensive wardrobe range with two double units and over cupboard storage, recessed lighting, inner door to





EN SUITE SHOWER ROOM

10' 10" x 6' 6" (3.30m x 1.98m)

Fitted in a contemporary range of white sanitaryware comprising low level WC, surface mounted oval sink unit with mixer tap, contour ceramic tiling, drawer units, shelf storage, oversized screened shower enclosure with independent multi head shower unit over, extensive tiling, porcelain floor tiling, backlit vanity mirror, recessed lighting, extractor, chrome heated towel rail, sealed unit window to rear aspect, underfloor heating.

BEDROOM 2

11' 2" x 9' 2" (3.40m x 2.79m)

Sealed unit windows to rear garden, double wardrobe with hanging and storage, TV point, recessed lighting, underfloor heating.

BEDROOM 3

12' 4" x 7' 11" (3.76m x 2.41m)

Sealed unit window to garden aspect, recessed lighting.

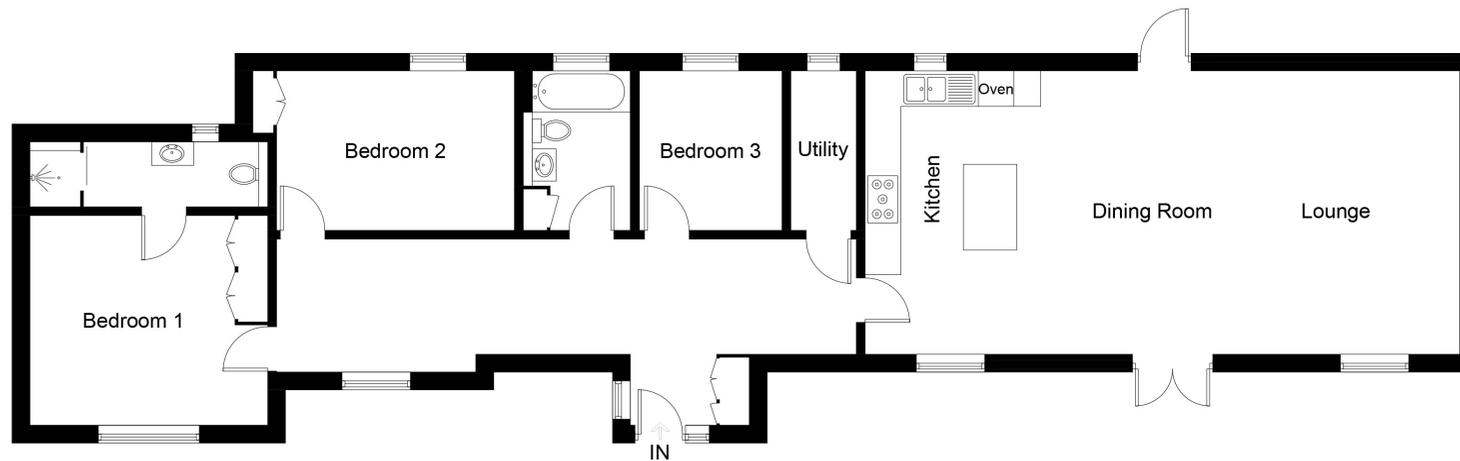
FAMILY BATHROOM

12' 0" x 5' 10" (3.66m x 1.78m)

Fitted in a range of quality white sanitaryware comprising low level WC, oval surface mounted sink unit with monobloc mixer tap, drawer units, shelf storage, display sill, recessed lighting, extractor, chrome heated towel rail, porcelain floor tiling with underfloor heating, sealed unit window to garden aspect, double cupboard housing pressurised hot water system and storage.



Approximate Gross Internal Area = 119.6 sq m / 1287 sq ft



This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions reliant upon them. (ID1264101)
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UTILITY ROOM

8' 11" x 3' 7" (2.72m x 1.09m)

Sealed unit window to rear aspect, porcelain floor tiling, with underfloor heating, recessed lighting, appliance spaces, 10'2" (3.11m) ceiling height.

KITCHEN/BREAKFAST/FAMILY/SITTING ROOM

34' 5" x 24' 6" (10.49m x 7.47m)

An impressively proportioned light contemporary open plan space with high vaulted ceiling and 'A' framed timberwork, double glazed windows to two aspects, sealed unit picture windows to front and rear aspects, stable door to rear garden, French doors to garden terrace, porcelain floor tiling with underfloor heating, recessed lighting, wood burner with granite hearth, high vaulted ceiling, measuring 14'11" (4.56m) in height. The **Kitchen** is a bespoke range of base and wall mounted cabinets finished in grey toned Shaker style with complementing Quartz work surfaces and up-stands, drawer units, pan drawers, inset one and a half bowl sink unit with directional mixer tap, under unit lighting, a selection of integrated appliances incorporating automatic dishwasher, twin Neff ovens, sliding shelf storage units, integral induction hob with bridging unit and extractor fitted above, integrated fridge freezer, central island work station incorporating additional drawer units and four stool breakfast bar.

OUTSIDE

The barn is approached by a beautifully landscaped frontage with central circular planted shrub and flower beds, enclosed by a combination of picket fencing with established Beech hedging, areas of tended lawn with an extensive paved terrace, outside tap and lighting, air source heat pump. The rear garden is neatly arranged enclosed by picket fencing with a selection of ornamental fruit trees. There is designated residents parking for two vehicles with access to EV charging point.

BUYERS INFORMATION

To conform with government Money Laundering Regulations 2019, we are required to confirm the identity of all prospective buyers. We use the services of a third party, DezRez Legal, who will contact you directly. They will need the full name, date of birth and current address of all buyers. There is a nominal charge payable direct to DezRez Legal. Please note that we are unable to issue a Memorandum of Agreed Sale until the checks are complete.

TENURE

Freehold
Council Tax Band - D





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

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