

THE GABLES

COLNE ROAD • BLUNTISHAM • PE28 3LU





THE GABLES

COLNE ROAD • BLUNTISHAM • PE28 3LU

- Charming Grade II Listed Character Home
- Four Bedrooms And A Study
- Mature And Private Gardens
- Impressive 26' Living Space With Notable Inglenook
- Fabulous 78' Attached Barn
- No Chain Is Offered

This wonderful Grade II Listed, four bedroom family residence offers versatile period accommodation combining both appealing character elements and extremely practical overall living space.

The house is centred around a generous 26' living space with inglenook fireplace and chimney feature. There is an adjoining 18' kitchen/breakfast room and utility room. The first floor offers four bedrooms, a study and family bathroom.

The mature and private gardens are walled and gated, beautifully stocked and arranged with established trees and an ornamental pond. The house offers a fabulous range of outbuildings to include a home studio and a more than impressive 78' attached barn.

Overall a stunning character home that really must be viewed to be appreciated, No chain is being offered.

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

Guide Price £650,000

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





PANEL DOOR TO

SITTING ROOM

26' 8" x 18' 9" (8.13m x 5.71m)

A triple aspect room with Gothic arch picture windows to front, side and rear elevations, two double panel radiators, exposed structural timberwork, central fireplace recess with inset wood burner, solid Oak flooring and sub-divided with a brickwork pillar, Oak staircase to first floor, central grand inglenook fireplace with exposed brickwork, timber bressumer and herringbone brick tiled hearth, cupboard recesses, French doors to garden terrace, wall light points, TV point, telephone point.



KITCHEN/BREAKFAST ROOM

18' 4" x 10' 10" (5.59m x 3.30m)

Picture window to side aspect, double panel radiator, panel door to garden terrace, fitted in a range of base and wall mounted units with work surfaces and tiling, larder unit, drawer units, central brickwork chimney feature with inset hearth, space for cooking range with suspended extractor fitted above, quarry tiled flooring, single drainer one and a half bowl stainless steel sink unit with directional mixer tap, internal latch door to





UTILITY ROOM

6' 3" x 5' 3" (1.91m x 1.60m)

Window to garden terrace, quarry tiled flooring, fixed display shelving, appliance spaces.

FIRST FLOOR LANDING

Window to garden aspect, exposed timberwork, high moulded skirting.

BEDROOM 3

13' 6" x 8' 4" (4.11m x 2.54m)

Shelved display recess, storage cupboard, secondary double glazed picture window to side aspect.

BEDROOM 2

16' 4" x 11' 2" (4.98m x 3.40m)

A double aspect room with secondary double glazed window to side aspect and picture window to rear garden, double panel radiator, fitted double wardrobe with hanging and storage.

SECONDARY LANDING

Part vaulted ceiling line, exposed structural timbers, single panel radiator, recess housing hot water cylinder and shelving, chimney feature, inner door to

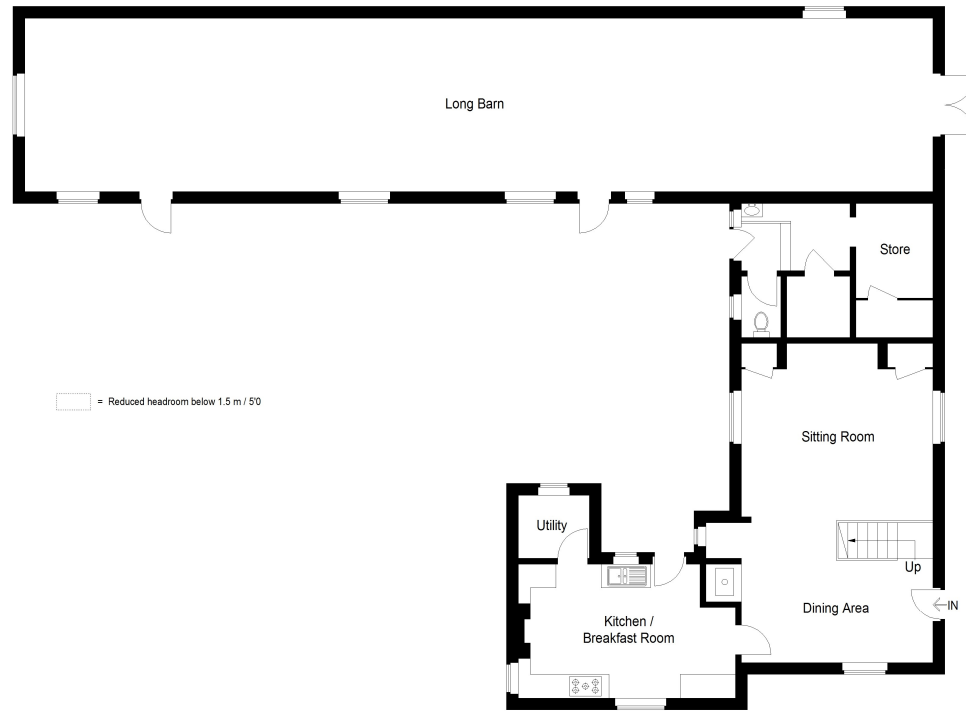
FAMILY BATHROOM

9' 6" x 7' 9" (2.90m x 2.36m)

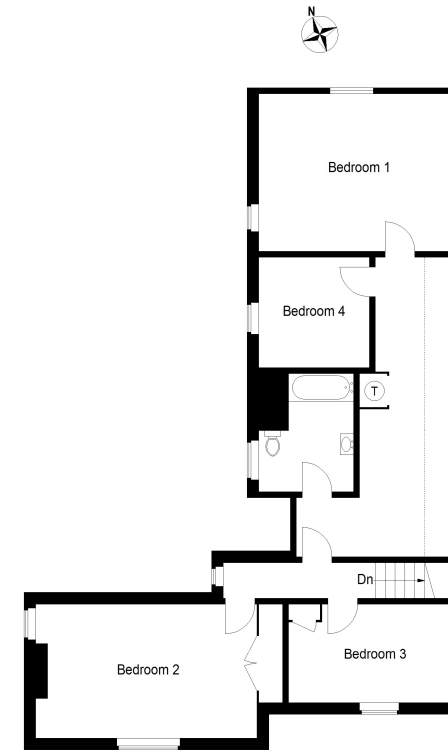
Fitted in a three piece white suite comprising vanity wash hand basin with cabinet and drawer storage, panel bath with shower screen and independent shower unit fitted over, recessed lighting, picture window to garden aspect, exposed timber flooring.



Approximate Gross Internal Area = 276.8 sq m / 2979 sq ft



Ground Floor



First Floor

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. (ID1211226)
Housepix Ltd

STUDY

9' 2" x 6' 11" (2.79m x 2.11m)

Secondary double glazed picture window to window to front aspect, access to loft space, inner door to

BEDROOM 4

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

Picture window to garden aspect, single panel radiator.

BEDROOM 1

16' 6" x 13' 1" (5.03m x 3.99m)

A light triple aspect room with picture windows to front and side aspects, picture window to rear, recessed lighting, two radiators.

OUTSIDE

The rear garden is beautifully arranged with an extensive paved terrace, heavily stocked shrub beds, flower borders and a selection of notable ornamental trees, there is an expanse of lawn, mature fruit trees, established evergreen and deciduous shrubs, original water pump and ornamental pond. There is a **Cabin/Summer House** measuring 10' 10" x 7' 3" (3.30m x 2.21m) with power and lighting, windows and double doors opening into the garden. There is a **Brick Built Store** measuring 10' 2" x 9' 10" (3.10m x 3.00m) and the gardens are enclosed by high brick walling offering a good degree of privacy with private gated access to the side.

OUTBUILDINGS

There is an impressive range of **Outbuildings** incorporating a **Garden Cloakroom**, a **Workshop** measuring 8' 9" x 6' 5" (2.67m x 1.96m) with Butler sink unit, window and door to garden aspect and a **Coal/Wood Store** measuring 7' 10" x 7' 7" (2.39m x 2.31m) with original stone floor. The **Detached Barn** measures 78' 9" x 14' 0" (24.00m x 4.27m) offering an array of versatile uses with power, lighting, doors and windows to garden aspect, exposed structural timberwork and brickwork, housing gas fired central heating boiler serving hot water system and radiators with garage space to the front. Double doors access the frontage.

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 - E



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