

**Peter  
Lane** &

SWAN & SALMON • LOW ROAD • LITTLE STUKELEY • PE28 4BA

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# SWAN & SALMON • LOW ROAD • LITTLE STUKELEY • PE28 4BA

£795,000

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This wonderful Historic, Grade II listed former coaching Inn is understood to date back to the mid 16th Century, built during the reign of King Henry VIII. The Swan and Salmon has evolved over the years and in its current form offers hugely practical accommodation extending to five double bedrooms, a dressing room , two bedrooms have en suites and there are two further bathrooms. There is generous ground floor living accommodation and a bespoke Kitchen/Breakfast room.

The house has been beautifully restored and still retains many stunning period features and character elements. The tasteful and costly refurbishments very nicely compliment the tone of the original house. There are numerous notable Inglenook fireplaces, many original internal doors with smithy hinges and masses of exposed brick and timber work. Every room has its own individual charm and character. It really must be viewed to fully appreciate the scale of the building and all the wonderful elements to the house.

The house stands in well established gardens with a detached Cart Barn and private parking for quite a number of vehicles.

With anecdotal connections to the infamous highwayman Dick Turpin this really is a fabulous opportunity to acquire one of Cambridgeshire's truly Historic private houses.







## HEAVY PANEL FRONT DOOR WITH SMITHY DOOR FURNITURE ACCESSING

### ENTRANCE HALL

Opening into

### RECEPTION HALL

12' 10" x 10' 8" (3.91m x 3.25m)

Brick pavement flooring, Gothic arch picture window to front aspect, storage, shelved storage cupboard, internal beam work, stairs to first floor with original balustrade, timber panel work, radiator with decorative cover, wall light points.

### SITTING ROOM

17' 9" x 14' 1" (5.41m x 4.29m)

Sash picture window to front aspect, radiator with decorative cover, a heavily beamed room with lots of exposed timber work, central under lit inglenook fireplace with timber bressumer over and fully functional fire, pavement tiled hearth, exposed internal brickwork, wall light points, Cherry wood flooring.

### DINING ROOM

17' 11" x 16' 11" (5.46m x 5.16m)

A double aspect room with sash picture window to front aspect, two further windows to side garden, central inglenook fireplace with an inset wood burner, exposed internal brickwork and pavement hearth, shelved cupboard recess with pavement flooring, exposed structural timberwork, wall light points, radiator with decorative cover.

## KITCHEN/BREAKFAST ROOM

15' 11" x 12' 7" (4.85m x 3.84m)

Sealed picture windows to two garden aspects and stable door to rear garden, natural stone flooring, fitted in a hand built range of base and wall mounted cabinets with complementing Oak work surfaces and tiled surrounds, inset Butler double bowl sink unit with mono bloc mixer tap and additional directional mixer tap, fitted cooking range with suspended extractor fitted above, exposed structural timberwork, shelved pantry with original door and smithy hinges.

### LAUNDRY/BOOT ROOM

11' 9" x 7' 9" (3.58m x 2.36m)

Picture window to rear aspect, inset Belfast sink unit with mono bloc mixer tap, exposed internal brickwork, storage cupboard, cabinet storage, up-stands, ceramic tiled flooring, coats hanging area, airing cupboard housing pressurised water system and gas fired central heating boiler, appliance spaces, servants bells.

### LARGE WALK IN PANTRY

10' 10" maximum x 6' 7" (3.30m x 2.01m)

Space for American style fridge freezer, exposed timber work, lighting.

### INNER HALL

Stable door to garden aspect, shelving, coats hanging area, ceramic tiled flooring.







### **FAMILY BATHROOM**

10' 5" x 7' 10" (3.17m x 2.39m)

Beautifully fitted in a four piece reproduction period suite comprising plinth mounted freestanding roll top claw foot bath with hand mixer shower, high level WC, pedestal wash hand basin, screened shower enclosure with independent shower unit fitted over, window to side aspect, exposed internal brickwork and timberwork, double panel radiator, ceramic tiled flooring.

### **FIRST FLOOR LANDING**

Exposed beam work, wall light point, stairs with original balustrade to second floor.

### **PRINCIPAL BEDROOM**

16' 9" x 12' 4" (5.11m x 3.76m)

A double aspect room with sash picture window to front aspect and two windows to side aspect, freestanding cast iron radiator, exposed structural timbers.

### **DRESSING AREA**

Shelving and storage space, exposed timber work, heated towel rail.

### **EN SUITE SHOWER ROOM**

7' 5" x 4' 1" (2.26m x 1.24m)

Re-fitted in a three piece contemporary white suite comprising low level WC, vanity wash hand basin with mixer tap, backlit vanity mirror, extractor unit, oversized screened shower enclosure with independent multi head shower attachment fitted, composite flooring.

### **BEDROOM 2**

17' 2" x 13' 5" (5.23m x 4.09m)

Sash picture window to front aspect, central fireplace recess with exposed brick hearth and timber bressumer, wall light points, exposed structural timberwork, exposed wide beam floorboards, freestanding cast iron radiator.

### **BEDROOM 3**

11' 1" x 9' 8" (3.38m x 2.95m)

Sash picture window to front aspect, wardrobe recess with hanging and shelf space, exposed structural timberwork, freestanding electric independent electric radiator.

### **SECONDARY BATHROOM**

7' 10" x 7' 8" (2.39m x 2.34m)

Fitted in a three piece contemporary white suite comprising low level WC, pedestal wash hand basin with mixer tap, anthracite heated towel rail, panel 'P' shaped bath with mixer tap and folding shower screen with multi head shower unit fitted above, stunning exposed beam work, shelved corner cabinet, composite floor covering.

### **SECOND FLOOR LANDING**

Eaves storage cupboard, masses of exposed timberwork, small gallery, wall light points, inner door to







#### **BEDROOM 4**

21' 6" x 11' 6" (6.55m x 3.51m)

Central chimney feature, a double aspect room with circular picture window to rear aspect and Velux window with fire escape to garden aspect, exposed structural timberwork, contemporary vertical radiator, shelved display recess, part floored in natural oiled Oak with exposed timbers, shelved display recess, access to loft space.

#### **DRESSING ROOM/WALK IN WARDROBE**

8' 5" x 6' 10" (2.57m x 2.08m)

Window to front aspect, extensive shelving, storage units, exposed timberwork.

#### **BEDROOM 5**

13' 11" x 11' 4" (4.24m x 3.45m)

Circular picture window to side aspect, freestanding cast iron radiator, exposed structural timberwork.

#### **SECOND EN SUITE SHOWER ROOM**

6' 4" x 4' 4" (1.93m x 1.32m)

Fitted in a contemporary three piece white suite comprising low level WC with concealed cistern, integral vanity unit with cabinet storage, tiled recess, screened shower enclosure with independent multi head shower unit, composite flooring, extractor, exposed structural timbers.







### OUTSIDE FRONT

The property stands in large, mature and relatively private grounds. The frontage is primarily lawned enclosed by low retaining brick walling leading down to the front door. A five bar gate gives access to an extensive gravel driveway giving provision for four to six vehicles with a relatively recently constructed **Detached Cart Barn** of Oak construction providing **Car Port** measuring 17' 0" x 9' 10" (5.18m x 3.00m) open vaulted with private doors to the side and double timber doors access the **Workshop/Storage Area** measuring 17' 10" x 17' 3" (5.44m x 5.26m).



### OUTSIDE REAR

The gardens are sub-divided from the parking area with picket fencing and are primarily lawned with a selection of ornamental and notable trees, a child's play area with adventure playground, a slate bed and paved seating area. On a higher level to the side is a walled area which is gravelled with a notable Birch tree and timber constructed raised vegetable planters with a small potting shed, there is outside power, lighting and tap.

### AGENTS NOTE

The property has been recently re-decorated externally.

### TENURE

Freehold

Council Tax Band - E



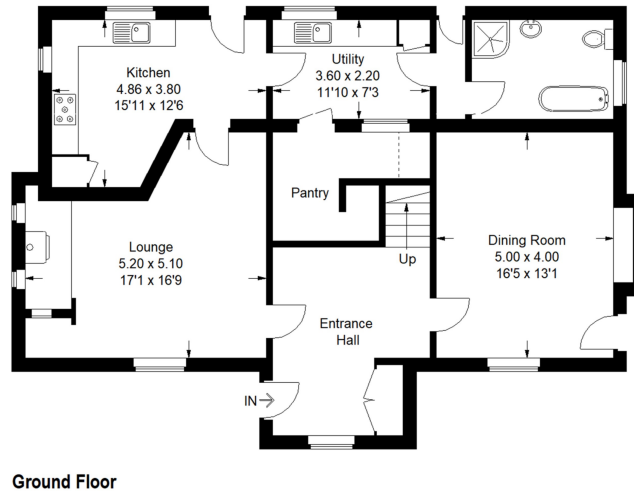
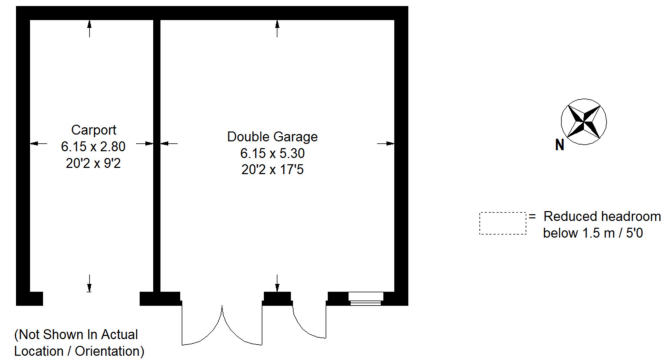




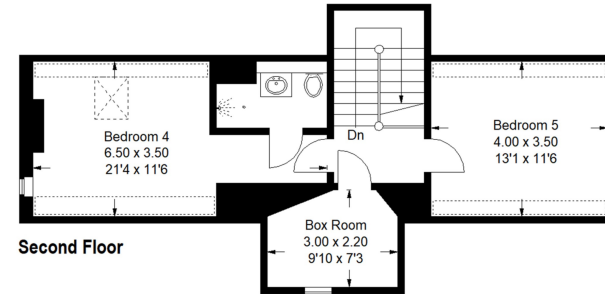


## Low Road, Little Stukeley, Huntingdon, PE28 4BA

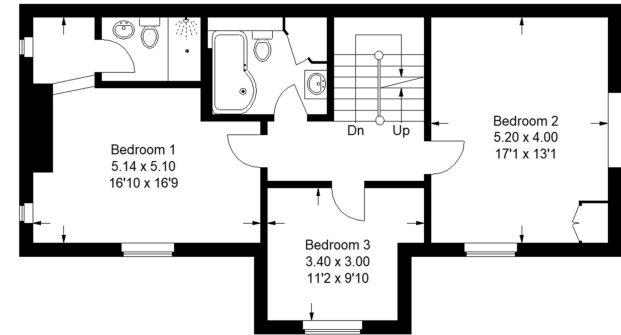
Approximate Gross Internal Area = 230.4 sq m / 2480 sq ft  
 Double Garage (Excluding Carport) = 33.1 sq m / 356 sq ft  
 Total = 263.5 sq m / 2836 sq ft



Ground Floor



Second 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. (ID543788)

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