

CATWORTH FARM

CATWORTH FARM LANE • CATWORTH • PE28 0XD

Catworth Farm represents a unique opportunity to create a fine country house in a secluded and exclusive position with unrivalled, panoramic views of the surrounding undulating countryside.

KEY FEATURES:

- Unique opportunity to create a fine country house.
- Standing in an unrivalled rural location with outstanding countryside views.
- Gardens and grounds approaching 3.5 acres.
- Offers potential for 4/5 bedrooms, 3 bathrooms.
- Range of substantial, useful outbuildings.

This imposing residence has been almost completely rebuilt with the original bricks and provides the potential for excellent family accommodation with a current layout comprising; reception hall with stairs to first floor, study, living room, conservatory, kitchen/breakfast/dining room and utility. The first floor is configured to provide four bedrooms, plus en suite and family bathrooms, and there is also ample space on the second floor for perhaps a playroom, home office or occasional bedroom. The property stands imposingly, overlooking gardens and grounds approaching THREE AND A HALF ACRES with extensive wild meadow, formal garden area, small orchard and adjacent copse, and natural pool.

The driveway leads to extensive hardstanding offering ample parking/turning and storage space. There is a detached brick-built barn currently used for accommodation, and a large courtyard area with an array of substantial, brick-built OUTBUILDINGS with a variety of potential uses.

AGENTS NOTES

Fresh water is currently obtained via a bore hole. There is a filtration unit ready to be installed on site.

Interested parties should make their own investigations as to the provision of a mains water supply and other utilities.

The ground floor of the house has pipework already installed for underfloor heating.

There is an oil-fired generator located within the outbuildings.

The property is currently connected to Spaldwick Superfast Broadband.



Guide Price £1.2m

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