



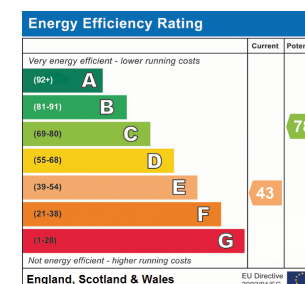
Old Court Hall, Godmanchester PE29 2HT



Old Court Hall, Godmanchester PE29 2HT

Guide Price £250,000

- ****OPEN DAY**** Saturday 8th November 2025
- OFFERS CONSIDERED BETWEEN £250,000-£275,000
- An Attractive And Prominently Positioned Individual Character Home
- Pleasant Enclosed Courtyard Garden
- Commercial Use With Adjoining Residential Accommodation
- Potential To Create Two Separate Dwellings
- Walking Distance Of Chinese Bridge, River, Shops And Services
- Central Godmanchester Location
- Offered With No Forward Chain



Peter Lane
PARTNERS
EST 1990

Huntingdon
60 High Street
Huntingdon
01480 414800

Kimbolton
24 High Street
Kimbolton
01480 860400

St Neots
32 Market Square
St. Neots
01480 406400

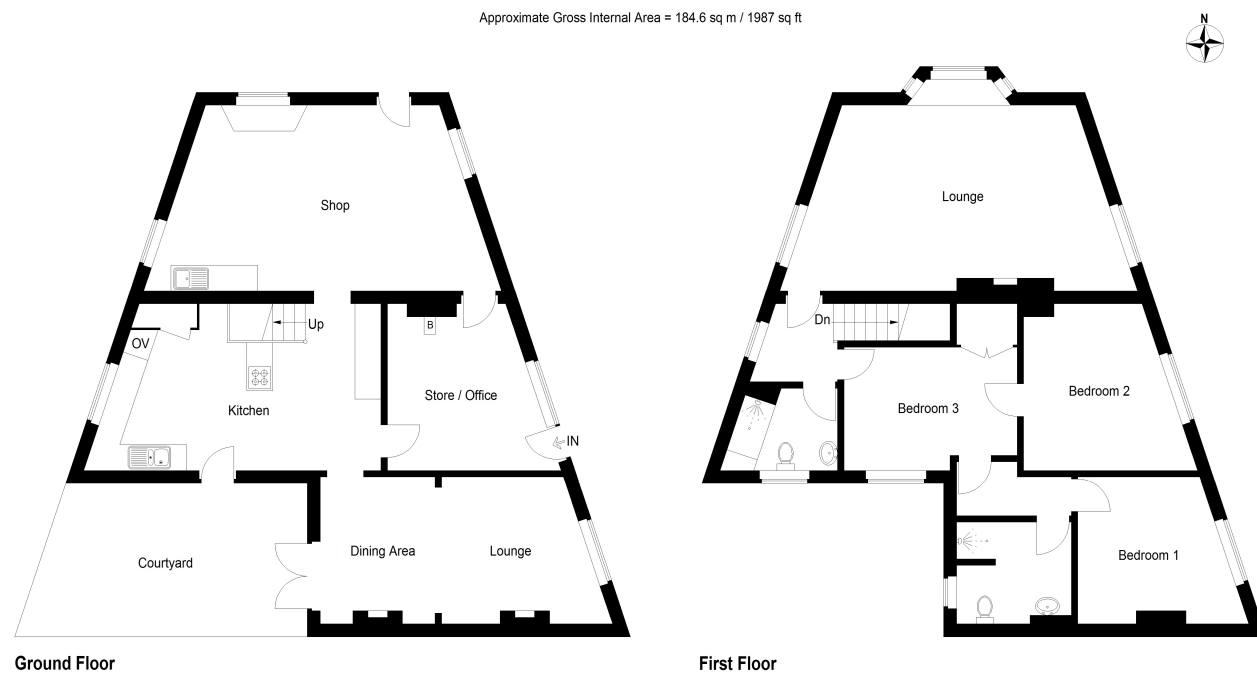
Mayfair Office
Cashel House
15 Thayer St, London
0870 1127099

Huntingdon 01480 414800

www.peterlane.co.uk Web office open all day every day

huntingdon@peterlane.co.uk

Approximate Gross Internal Area = 184.6 sq m / 1987 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. (ID1252878)
Housepix Ltd

Peter Lane & Partners
EST 1998

Panel Door To

Entrance Hall

12' 6" x 11' 6" (3.81m x 3.51m)

Incorporating **Study**. Sash picture window to front aspect, gas fired central heating boiler serving hot water system and radiators, fuse box and master switch, inner door to

Former Shop

16' 5" x 14' 5" (5.00m x 4.39m)

Picture windows to front aspect, fixed display shelving.

Kitchen/Dining Room

19' 4" x 11' 6" (5.89m x 3.51m)

Fitted in a range of base and wall mounted units with complementing work surfaces and tiling, glass fronted display cabinet, double panel radiator, central island unit, corner fitted single drainer one and a half bowl sink unit with mixer tap, window to side aspect, door to **Courtyard Garden**, ceramic tiled flooring, stairs to first floor.

Living Room/Dining Area

19' 8" x 10' 10" (5.99m x 3.30m)

A light double aspect room with picture windows to front and French doors to courtyard garden, twin brickwork chimney features, radiator, TV point.

First Floor Landing

Window to side aspect.

Sitting Room/Bedroom

21' 8" x 15' 9" (6.60m x 4.80m)

A light double aspect with bay window to front aspect and two further windows to side, wall light points, TV point, telephone point, central fireplace.

Shower Room

7' 3" x 5' 7" (2.21m x 1.70m)

Fitted in a three piece suite comprising low level WC, screened shower enclosure with independent shower unit fitted over, wall mounted wash hand basin, window to side aspect.

Bedroom 1

12' 6" x 10' 10" (3.81m x 3.30m)

Window to front aspect, double panel radiator, access to loft space.

Bedroom 2

11' 6" x 8' 6" (3.51m x 2.59m)

Window to front aspect, double panel radiator, double cupboard storage.

Secondary Landing

Leading to

Family Shower Room

8' 10" x 7' 10" (2.69m x 2.39m)

Fitted in a piece suite comprising low level WC, wall mounted wash hand basin with tiling, screened shower enclosure with independent shower unit fitted over, vinyl floor covering, access to loft space.

Bedroom 3

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

Window to side aspect, radiator.

Outside

To the rear is a pleasantly arranged courtyard garden enclosed by low brick walling. Parking is on-street subject to availability.

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 - B

The property is currently registered as Residential and Commercial use. For further details please contact our office.



Huntingdon Office 60-62 High Street, Huntingdon, Cambridgeshire PE29 3DN

01480 414800

huntingdon@peterlane.co.uk www.peterlane.co.uk Web office open all day every day

Peter Lane & 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 & Partners or any employee therefore do not have the authority to make or give any warranties, guarantees or representation whatsoever in relation to this property.