

Walnut Cottage

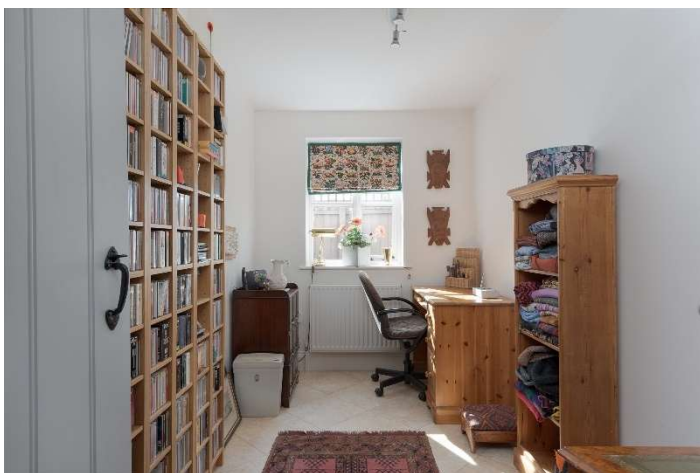
Loop Road, Keyston, Cambridgeshire, PE28 0RE



PERFECTLY
CONNECTING
PEOPLE AND
PROPERTY







Delightful Modern Cottage, with Outside Office, in Gloriously Peaceful Spot Backing onto Fields

A superb 4-bedroom, detached cottage, built at the turn of the millennium, which nestles happily in the heart of the conservation area of the historic Cambridgeshire village of Keyston. Individual yet in-keeping, Walnut Cottage is no interloper. Not only has it been built beautifully in hugely attractive brick and slate, with lovely porch, cast iron guttering and slim profile, double-glazed, wooden windows, but it's been lovingly maintained. Beautiful hydrangea and bee-loving Pyracantha climb the walls, super gardens wrap around the cottage, and a driveway leads past to an office attached to a spacious garage, both of which could have alternative uses.

Unusually, Keyston is part of two shires, being in the historic county of Huntingdonshire, now a district of Cambridgeshire. Once inside the village, it's hard to believe that a mile away along the country lane is the A14, which provides such easy access to both main towns of these shires. Fast trains reach London Kings Cross from Huntingdon in 48 minutes.

Wellingborough Railway Station is another easily accessible option for trains to St Pancras International. Rushden Lakes Shopping Village is just 15 minutes away. A village store, newsagent and pharmacy is a 4.5 mile cross-country drive or cycle ride away in Raunds.

Catchment schools for Keyston are Huntingdon's Hinchingbrooke and Brington Primary. Keyston children can be privately educated at nearby Oundle, Wellingborough, or Kimbolton schools, the latter being just 7 miles away. The A1 is only 10 miles. Few villages combine such tranquility and commutability.

So peaceful is Walnut Cottage's setting that cares of the day melt away as soon as you arrive home. It's not just the beautiful buildings, not least the magnificent 13th century Church of St John the Baptist, which watches over from the hill, it's the undulating countryside that surrounds the village, with a choice of lovely circular, countryside walks. And it's the community atmosphere provided by the village hall and the charming, thatched pub on the Green, a short stroll from the cottage. The Telegraph has described Keyston as a beautiful village. It's that and more.



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AT A GLANCE

- Main bedroom, with shower room
- 3 further bedrooms, including one single, two with bespoke built-in wardrobes
- Bathroom, with shower over bath, and glass screen
- Landing, with airing cupboard and access to extensive, boarded roof space (with ladder and light)
- Kitchen/Breakfast room, with sitting area (complete with air con.) – appliances include 1.5 bowl, single drainer, stainless steel sink, Rangemaster electric stove with induction hob, chimney hood, integrated Neff dishwasher (new) and Bosch fridge/freezer
- Utility room, with door to drive – with sink, freestanding Miele washing machine and AEG dryer
- Snug/Dining room, with Minster stone fireplace (LPG gas fire insert) – room is currently used as a snug
- Sitting room, with stone fireplace (LPG fire insert)
- Hall, with cloakroom, understairs cupboard, and Study
- Garden room, with bespoke glass roof coverings
- Detached garage, with enclosed roof storage space – scope for other uses / Driveway parking for several cars
- Outdoor office attached to garage – scope for other uses, including gym
- Gardens, front, back and side, with summerhouse – backing onto fields / Hidden area to side for bins etc
- Oil-fired central heating, Grant boiler (both boiler and oil tank about 5-years-old) / Heatrae Sadia Megaflo hot water system

FURTHER FACTS & FIGURES

- Full fibre 900 internet connectivity (BT's best service) / Council tax band: F / EPC rating: D
- Huntingdon Railway Station: 12 miles – fast trains to London: 48 minutes / Cambridge: 25 miles
- Kimbolton School: 7 miles / Catchment schools: Hinchingbrooke, Huntingdon / Brington Primary (3 miles)
- The Pheasant Public House – in the village



An old iron sign points the way to your new home from Toll Bar Lane, which bypasses the conservation area of the village. An iconic, K6 red telephone box stands opposite. Follow the leafy loop road, unspoiled by road markings and streetlights, and feel like you've gone back in time.

Yet your beautiful home is everything today's family could want. Full fibre internet makes working from home a breeze, whether from your inside study or your outdoor office, with masses of spring bluebells at the front and French doors opening to the garden.

Everyone has their own light-filled space, yet can come together too, whether it be in the gorgeous, oak-beamed sitting room in front of a winter fire, around the breakfast table, or in the kitchen's sitting area, with its exposed brick walls and bespoke glass roof coverings. As with the other beautiful garden room, French doors open to the terrace in summertime.

The original dining room is currently a lovely snug, with a stone fireplace, which could perhaps, as in the sitting room, be opened for a log fire if you wish.

Downstairs, Karndean stone-tiled floors in the hall and elsewhere meet beautiful oak – no need to worry about a houseful of party guests, muddy children, or rampaging dogs. Upstairs, recently fitted carpeting or Karndean wood is underfoot, in bedrooms full of character, with sloping ceilings and a lovely outlook over far-reaching countryside, the glorious church, or the bountiful tree that gives the cottage its name.

Sit under that tree, or in the little courtyard-style coffee area enjoying the beautiful acers, the 'Wedding Day' rose and the spring-flowering cherry and magnolia. Eat al fresco on the terrace and watch the children kicking a ball around on the raised lawn, plucking apples from the tree, playing in the summerhouse, or chatting to the friendly Highland cattle in the field. Relax under the arbour with an early evening glass of wine, taking in the last of the day's sun and the gorgeous view beyond the blossoming crab apple.

Walnut Cottage is a delightful family home in a super location.





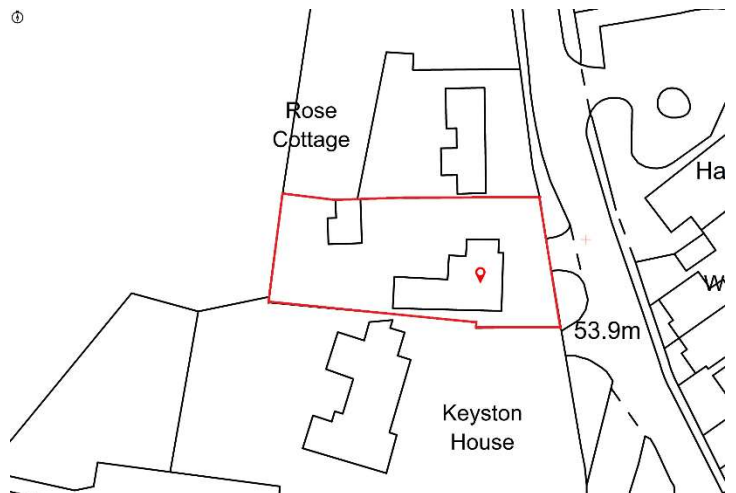
Approximate Area: 2046 ft² ... 190.1 m² (excluding Large Garage, Office, / Gym)
Approximate Area of Large Garage, Office / Gym: 299 ft² ... 27.7 m²
Total Approximate Area: 2345 ft² ... 217.8 m²

This brochure, including the boundary and floor plans (not to scale), is a guide only and nothing within it forms part of an offer or contract. All dimensions are approximate.



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To discuss this unique home or one you wish to sell, please contact us.

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