



14 HIGH STREET
CATWORTH • PE28 0PF



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AT A GLANCE

- Handsome, individual village residence enjoying uninterrupted countryside views.
- Superior plot with gardens and grounds approaching two thirds of an acre.
- Delightfully extended, enhanced, remodelled and upgraded.
- Over 2,650 square feet of accommodation for the discerning family, with wonderful indoor/outdoor entertaining and leisure space.
- Generous principal bedroom with full-height bay window overlooking the garden and fields beyond.
- Four further bedrooms and well-appointed family bathroom.
- Fully remodelled and refitted kitchen/breakfast/family room with vaulted ceiling, extensive glazing and doors to the garden.
- Dual aspect sitting room with fireplace housing inset multi-fuel stove and full-height bay window overlooking the garden.
- Delightful library/music room with doors opening onto the garden.
- Also features a welcoming reception hall, ground floor shower room, utility/boot room and cloakroom/WC.
- Set well back from the road with sweeping private drive, extensive parking and double garage.

LOCATION

The small rural farming village of Catworth is situated one mile south of the recently upgraded A14 giving excellent access to the A1, M1 and M6. It benefits from a mobile post-office service, Church, service station/garage, large playing field/pavilion with club house, football pitch, cricket pitch, Astroturf, play area, tennis and basketball court and a thriving village hall with many active community groups such as the Catworth Amateur Theatrical Society, Art Club, Cinema Club, monthly indoor Market, Pop-Up Pub and the Indoor Bowling Group.

Nearby Kimbolton boasts one of the area's leading private schools, along with the well-regarded Kimbolton Primary Academy. It offers shops and a cafe, public house/restaurant, Indian restaurant, chemist and dentist, health centre, veterinary practice, garage and supermarket. Bedford, Huntingdon, St Neots and Wellingborough offer mainline stations and a commuter service to London.

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THE PROPERTY

This generously proportioned, individual residence features a striking neo-Georgian exterior and a wonderfully spacious and light interior which takes full advantage of its delightful semi-rural location and uninterrupted countryside views to the rear.

The present owners have carried out a meticulous programme of remodelling and enhancement to create a bespoke family home of undoubted quality that would equally suit the growing or extended family and those looking for a comfortable and appealing home with outstanding entertaining space and excellent facilities for home working.

The well-planned layout extends to over 2,650 square feet internally and occupies an enviable plot of around two thirds of an acre, set well back from the road and approached via a sweeping, private drive.

In brief, accommodation comprises a welcoming reception hall, sitting room with multi-fuel stove, library/music room and a truly stunning kitchen/breakfast/family room, plus pantry, practical utility/boot room, ground floor shower room and additional cloakroom. There are five bedrooms, three with fitted wardrobes, and a well-appointed family bathroom. There is ample parking and a large double garage.

GROUND FLOOR

Front canopy porch and hardwood panelled entrance door with glazed side screens opening into the welcoming reception hall with quality wood-effect vinyl flooring, fitted book shelving and turning staircase to the first-floor galleried landing. There is also a remodelled and refitted shower room accessed from the hall, ideally placed for guests/visitors.

With wood flooring to complement the hall vinyl, the library/music room features a delightful Rococo-style cast iron double-column radiator, extensive book shelving and glazed double doors opening onto the garden terrace.

The spacious, dual-aspect sitting room features wood flooring and an imposing fireplace housing a multi-fuel stove, fitted air-conditioning unit and a full-height walk-in bay window offering excellent views over the garden.

Also situated to the rear and southerly facing area of the property, taking full advantage of the outstanding garden and countryside views, will be found the fully remodelled and refitted kitchen/breakfast/family room, extending some 24ft by 18ft with vaulted ceiling, triple Velux style rooflights and recessed downlighters, slate tiled flooring and full-width glazing including double doors opening onto the garden terrace.

The beautifully crafted kitchen area is fitted with granite counters and upstands, double under-counter mounted sink and a comprehensive range of quality cabinets with Neff appliances to include twin oven/combination oven with warming drawer and hot-cupboard, dishwasher and fridge/freezer. The large granite topped central island houses a ceramic radiant hob with ceiling-mounted chimney extractor hood and also incorporates a breakfast bar, storage cabinets and shelving. There is an adjacent pantry and wine store.

Slate tiled flooring continues into the utility/boot room which is well-fitted with countertop space, sink and drainer with 'Quooker Combi' boiling water tap, fitted cabinets, plumbing for washing machine, space for additional appliances, door to the front garden and door to the garage. There is also a useful cloakroom/WC, ideal if gardening or outdoor entertaining.



Approximate Gross Internal Area
Ground Floor = 167.2 sq m / 1,800 sq ft
First Floor = 79.7 sq m / 858 sq ft
External Store = 2.8 sq m / 30 sq ft
Total = 249.7 sq m / 2,688 sq ft
(Including Garage)



Illustration for identification purposes only,
measurements are approximate, not to scale.
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FIRST FLOOR

The spacious and light landing provides access to the five comfortable bedrooms and a well-appointed and fully tiled family bathroom with suite comprising bathtub with independent shower over and glazed screen, fitted cabinets with glass countertop and twin washbasins, and WC with concealed cistern.

The exceptional principal bedroom features built-in wardrobes and a superb, full-height walk-in bay window providing views over the garden and countryside beyond. The adjacent bedroom is currently configured as a fine dressing room with extensive wardrobe and storage space, and the smaller of the five bedrooms is used as a home office.

OUTSIDE

One of the outstanding features of the property is its wonderful outdoor entertaining and leisure space. Approached via a sweeping gravelled drive, the property occupies a superior plot of around two thirds of acre, with a deep pleasantly maturing frontage. The rear garden is attractively landscaped with a fine expanse of lawn interspersed with flower and shrub beds and mature trees, and there is a full-width paved and gravelled terrace/patio area which can be accessed from both the kitchen/breakfast/family room and the library.

There is access to the rear from both sides of the property, including double gates to allow for ride-on mower, caravan or boat storage etc.

External boiler house, large timber shed and log store.

DOUBLE GARAGE

5.31m x 5.03m (17' 5" x 16' 6")

Electrically operated roller door, light and power.

BUYERS INFORMATION

To comply with government Money Laundering Regulations 2019, we are required to confirm the identity of all prospective buyers at the point of offer acceptance. For this purpose, we use the services of a third party, DezRez Legal, who will make contact directly. Please note that there is a nominal charge payable direct to DezRez Legal. We are unable to issue a Memorandum of Agreed Sale until the checks are complete.



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