



BEEHIVE COTTAGE

LOOP ROAD • KEYSTON • PE28 0RE



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AT A GLANCE:

- Characterful, Individual Detached Village Home.
- Full Renovated, Substantially Remodelled, Extended and Enhanced Accommodation.
- Exceptional Plot with Fine Gardens and Outstanding Countryside Views.
- Charming, Bespoke Kitchen with Rustic Hand-Built Cabinets.
- Three Reception Rooms.
- Four Comfortable Bedrooms with Field Views.
- Refitted Bathroom with Bath and Separate Shower.
- Gated Entrance, Extensive Off-Road Parking and Double Open Fronted Garage/Workshop.
- Peaceful, Rural Environment yet Convenient for Major Road and Rail Links.

Keyston is a very popular small village located a short distance to the southeast of the market town of Thrapston. Much of the village is a conservation area and there is a village hall, parish church and the award winning, renowned pub and restaurant The Pheasant. Primary schooling is at Brington and secondary at Hinchingsbrooke, both rated good by Ofsted. There is a wide selection of independent schools in the nearby picturesque towns of Kimbolton, Oundle and Stamford. The quietness and rural feel of Keyston belies its excellent position for travel around the UK and beyond. Road links via the recently upgraded A14 and A1 make it an excellent base for commuters and it is within an easy rail journey to London via Huntingdon or Wellingborough stations. London Luton and London Stansted, along with East Midlands and Birmingham airports, are all just over an hour away. The towns of Thrapston and Raunds are about 3 miles to the west; Kettering is about 10 miles away.

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Guide Price £625,000

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THE PROPERTY

Beehive Cottage is a charmingly individual home offering attractive elevations of brick, oak and Northamptonshire stone.

The present owners of have carefully and sympathetically renovated, extended and remodelled their delightful cottage to create a wonderfully bespoke residence offering supremely comfortable, characterful accommodation with a contemporary feel. The property features oak flooring throughout the majority of the ground floor, with three reception rooms, including a cosy dining/family room with wood burning stove, and a superb bespoke country kitchen with hardwood counters and quality hand-built cabinets. There is also a welcoming entrance hall with guest cloakroom and a practical utility area.

There are four comfortable bedrooms on the first floor, all enjoying rural views, and a spacious and fully refitted bathroom both bath and separate walk-in shower.

The property occupies a fine plot with meticulously landscaped gardens enjoying panoramic views of the surrounding rural landscape, and also offers extensive off-road parking, plus a large outbuilding providing excellent garaging and workshop space. It is ideally located for good school catchments and major commuter routes.

ACCOMMODATION IN BRIEF:

A green oak entrance porch by Border Oak with panelled front door opening into an entrance lobby with staircase to the first floor, oak latch door to the kitchen and access to the dining/family room with oak flooring and fireplace housing wood burning stove with flagstone hearth and oak mantle.

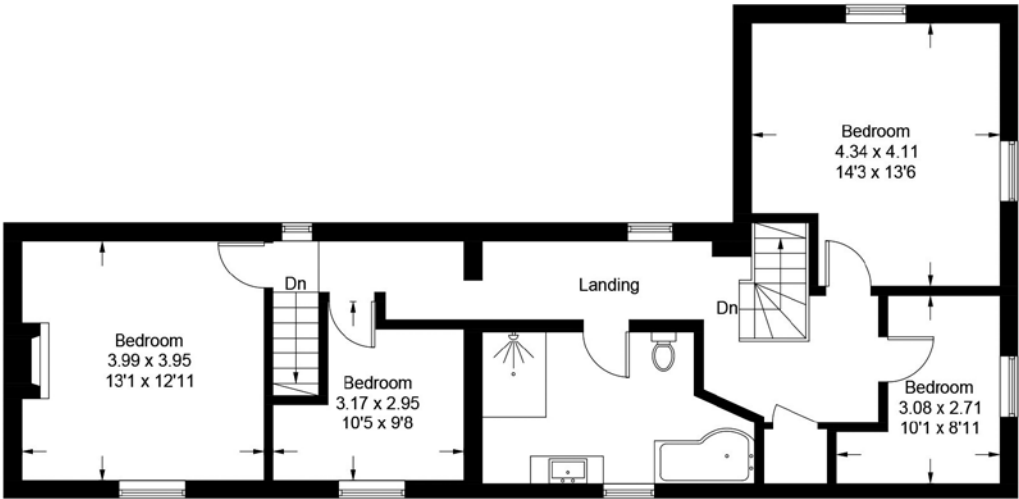
Extending to over 18ft across the front of the property, the finely crafted bespoke kitchen provides an array of quality hand-built cabinets with hardwood counters and upstands and is comprehensively fitted with Butler sink with mixer tap, matching central island unit with inset granite countertop, storage and wine rack, oak dresser and breakfast table, recess with oak pelmet housing electric four-oven Aga, plumbing for dishwasher and space for additional appliances, oak flooring.

The secondary hall with composite door to the front drive also features oak flooring and provides both a guest cloakroom and a useful and practical utility area with storage space and plumbing for a washing machine, along with a second staircase to the first floor. The study offers space for homeworking, hobbies etc, and the dual aspect sitting room is a cosy retreat and also provides a composite door to the garden.

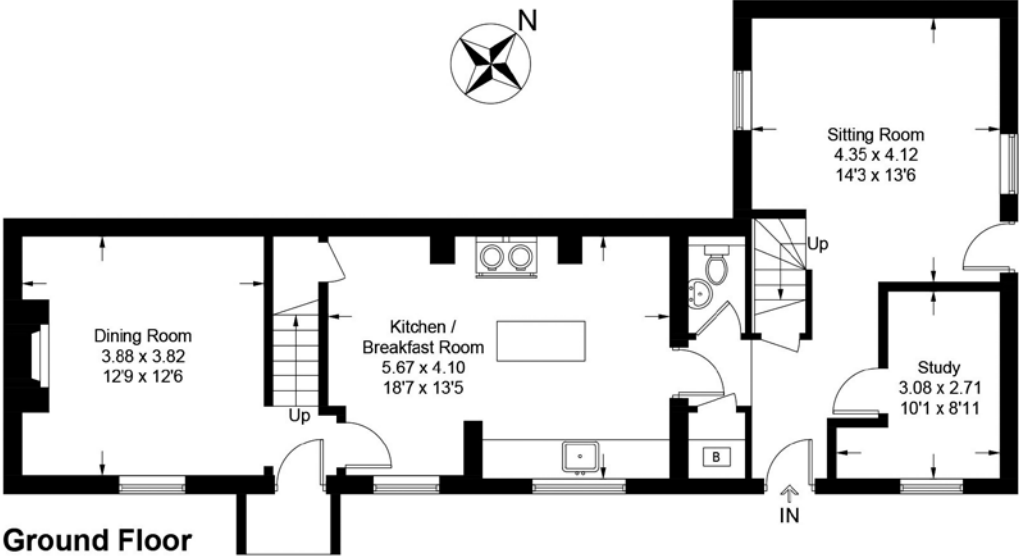
There are four comfortable bedrooms on the first floor, with three being excellent doubles and all with countryside views, and the bathroom has been fully remodelled and refitted with



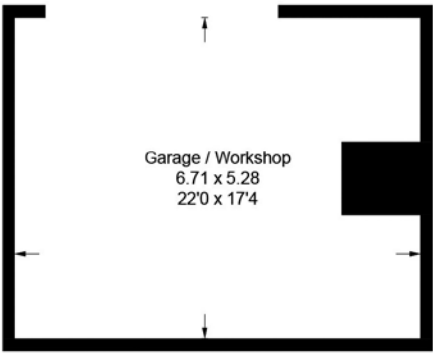
Approximate Gross Internal Area = 154.8 sq m / 1666 sq ft
(Excluding Garage / Workshop)



First Floor



Ground Floor



(Not Shown In Actual Location / Orienta

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. (ID1087777)



'wet wall' double walk-in shower enclosure, L-shaped bath with shower mixer tap, oak washstand basin and close-coupled WC. Vinyl flooring, radiator/towel rail and recessed ceiling downlighters.

OUTSIDE

A particular feature of Beehive cottage is the beautifully landscaped garden which takes full advantage of the perfect village setting with uninterrupted views of open fields and countryside beyond.

Double gates open onto the driveway with limestone chippings, with additional gates providing access to further parking/turning space and the double cart lodge/workshop which features part the original Smithy.

The side and rear gardens offer wonderful entertaining space, with seating areas, manicured lawn with hornbeam hedgerow, apple, pear and plum trees and mature Ash

attractively surrounded by limestone chippings, raised oak planters and part of the old stable wall, providing a shaded place to enjoy the garden.

ADDITIONAL NOTES:

- It is believed that the property dates back to around 1899. It was extended in 2018 and further extended and substantially improved and upgraded in 2022.
- There are various sources of heating, with digital electric panel heaters, wood burning stove and electric Aga.
- Oak latch internal doors throughout, with oak flooring in the majority of the ground floor.
- Replacement double glazed windows throughout, either hardwood or Upvc.



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