

# THE FRIARY

RECTORY FARM CLOSE • ABBOTS RIPTON • PE28 2LJ









# THE FRIARY

RECTORY FARM CLOSE • ABBOTS RIPTON •

PE28 2LJ

- Stunning 'Ambrosden County Homes' Built Family Home
- En Suite And Dressing Room To Principal Bedroom
- Four Reception Rooms
- Double Garaging
- Prestigious Conservation Village Location
- Four Generous Bedrooms
- Guest En Suite Shower Room
- Re-Fitted Kitchen/Breakfast Room
- Stunningly Presented Throughout
- Wonderful Field Views

The Friary is a stunningly presented thatched family home built by an acclaimed and award winning developer within this truly idyllic conservation village. Positioned within an exclusive farmyard development the house offers impressive square footage in excess of 2500 sq ft. The accommodation is arranged over two floors with four generous reception rooms, a re-fitted Shaker style kitchen/breakfast room with granite worktops and integrated appliances. The ground floor is finished in oiled oak and Karndean flooring.

The first floor gives four double bedrooms with dressing room and en suite to master and en suite to guest room. The family bathroom and principal en suite have both been beautifully re-fitted in quality sanitary ware.

Outside there is a barn style double garage and a block paviour driveway giving plenty of parking provision. There are well tended mature gardens to include a rented paddock of approximately a third of an acre, lovely field views extend to the rear.

Impeccably presented inside and out it must be viewed to be appreciated

**Peter  
Lane**  
PARTNERS  
—EST 1990—  
**Town & Country**

**Guide Price £750,000**

**Huntingdon branch: 01480 414800**  
[www.peterlane.co.uk](http://www.peterlane.co.uk) Web office open all day every day





## RECESSED THATCHED ENTRANCE PORCH

Tongue and groove panel work, new front door to

## RECEPTION HALL

Stairs to first floor, extensive understairs storage, single panel radiator, dado rail, telephone point, double glazed French doors to garden terrace to the side, cornicing to ceiling, oiled Oak flooring.

## STUDY

14' 5" x 8' 0" (4.39m x 2.44m)

Picture window to front aspect, single panel radiator, dado rail, shelved cupboard, coving to ceiling.

## DINING ROOM

13' 1" x 10' 6" (3.99m x 3.20m)

French doors accessing garden terrace to the rear, single panel radiator, coving to ceiling.

## CLOAKROOM

5' 3" x 4' 7" (1.60m x 1.40m)

Fitted in a two piece white suite comprising low level WC, pedestal wash hand basin, extensive tiling with contour border tiling, heated towel rail, extractor, contemporary ceramic floor tiling, coving to ceiling.







## INNER HALL

Coving to ceiling.

## KITCHEN/BREAKFAST ROOM

11' 10" x 11' 2" (3.61m x 3.40m)

Re-fitted in a range of Shaker style cabinets finished in complementary pastel colours with granite work surfaces, up-stands and sill, inset Butler sink unit with mixer tap, space for cooking range (RangeMaster Classic available by discussion) with suspended extractor fitted above, glass fronted display cabinets, recessed lighting, drawer units, coving to ceiling, picture window to front aspect, central dividing peninsular unit incorporating two stool breakfast bar, contemporary radiator, integrated automatic dishwasher, under unit lighting, Kamdean flooring.

## UTILITY ROOM

7' 7" x 6' 3" (2.31m x 1.91m)

Fitted in a range of Shaker style cabinets finished in Sage with re-tiled surrounds, single drainer stainless steel sink unit with mixer tap, new central heating boiler serving hot water system and radiators, plumbing for automatic washing machine, space and plumbing for American style fridge freezer (available by separate negotiation), new UPVC Georgian bar door to rear aspect, radiator, Kamdean flooring.

## FAMILY ROOM

12' 10" x 11' 10" (3.91m x 3.61m)

Picture window to side aspect, two radiators, oiled Oak flooring, access to



## SITTING ROOM

16' 9" x 15' 9" (5.11m x 4.80m)

A light double aspect room with picture windows to side and rear aspects, French doors accessing garden terrace to the rear, three double panel radiators, TV point, telephone point, central inglenook fireplace with inset 6kw HETA multi fuel burner with flagstone hearth and timber bressumer above, oiled Oak flooring.

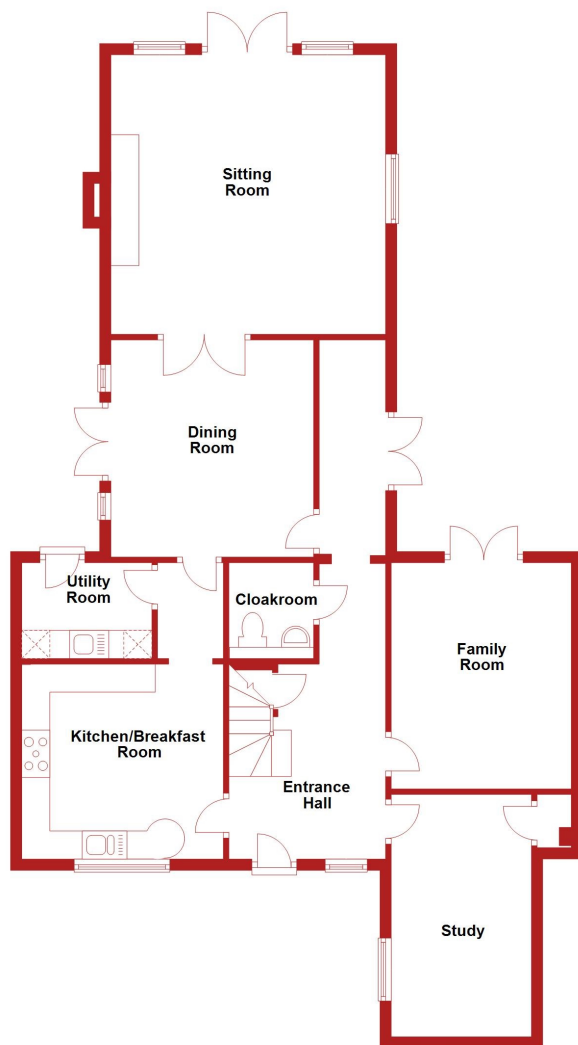
## FIRST FLOOR LANDING

Sealed unit picture window to front aspect, single panel radiator, access to insulated loft space, airing cupboard housing hot water cylinder and shelving, coving to ceiling.



### Ground Floor

Approx. 103.7 sq. metres (1116.4 sq. feet)



Total area: approx. 199.7 sq. metres (2149.3 sq. feet)

### First Floor

Approx. 96.0 sq. metres (1032.9 sq. feet)





## PRINCIPAL SUITE

### BEDROOM

13' 1" x 11' 2" (3.99m x 3.40m)

Sealed unit picture window to rear aspect, double panel radiator, three double wardrobes with hanging and shelving, TV point, telephone point, coving to ceiling.

### DRESSING ROOM

11' 6" x 5' 7" (3.51m x 1.70m)

Picture window to side aspect, double panel radiator, access to

### EN SUITE SHOWER ROOM

10' 2" x 6' 7" (3.10m x 2.01m)

Re-fitted in a range of contemporary white sanitaryware comprising new vanity wash hand basin with mixer tap, low level WC, screened oversized shower enclosure with independent shower over and hand held mixer shower attachment, shelved recess, heated towel rail, display cabinet, Porcelanosa tiling with glass contour border tiling, recessed lighting, extractor, ceramic tiled flooring.

### GUEST BEDROOM

12' 2" x 11' 10" (3.71m x 3.61m)

Sealed unit picture window to front aspect, double panel radiator, large walk in cupboard with hanging and shelving, coving to ceiling.

### GUEST EN SUITE SHOWER ROOM

Fitted in a three piece white suite comprising low level WC, pedestal wash hand basin, screened shower enclosure with independent shower unit fitted over, contour tiling, shaver point, extractor, heated towel rail, coving to ceiling, vinyl flooring.

### BEDROOM 3

10' 10" x 10' 2" (3.30m x 3.10m)

Sealed unit picture window to side aspect, single panel radiator, additional access to loft space, double wardrobes with hanging and shelving, coving to ceiling.

## BEDROOM 4

10' 2" x 8' 2" (3.10m x 2.49m)

Sealed unit window to rear aspect, single panel radiator, two double wardrobes with hanging and shelving, coving to ceiling.

## FAMILY BATHROOM

10' 6" x 6' 6" (3.20m x 1.98m)

Re-fitted in a range of quality white sanitaryware comprising low level WC, screened shower enclosure with independent shower unit fitted over, central freestanding bath with hand mixer shower, new vanity wash hand basin, sealed unit window to side aspect, recessed lighting, shaver point, extractor, contemporary vertical radiator, recessed lighting, Porcelanosa floor tiling.

## OUTSIDE

The property stands in beautifully maintained mature and private gardens with a block paved driveway providing off road parking for three vehicles and leading to the **Pan Tiled Double Garage** with power, lighting, twin up and over doors and new side door. There is a surrounding paved terrace extending to both sides and rear of the property with areas of lawn, outside lighting, constructed flower and shrub borders, further seating area, shingle beds, outside tap, timber shed, post and rail fencing, trellis arch leading to an area of paddock of approximately one third of an acre which is rented from the Lord De Ramsey estate. The gardens are enclosed by a combination of mature screening and panel fencing offering a high degree of privacy.

## AGENTS NOTE

The property was re-ridged in 2019  
Re-carpeted in quality wool carpets on the first floor  
New boiler installed 2020/2021  
Security system installed

## TENURE

Freehold  
Council Tax Band - F







#### Huntingdon

60 High Street  
Huntingdon  
Tel : 01480 414800

#### St Neots

32 Market Square  
St. Neots  
Tel : 01480 406400

#### Kimbolton

6 High Street  
Kimbolton  
Tel : 01480 860400

#### Mayfair Office

Cashel House  
15 Thayer St, London  
Tel : 0870 112 7099