



HAYRICK HOUSE

WARREN LANE • BYTHORN • PE28 0QU



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KEY FEATURES

- Approaching 2,400 Square Feet of Well-Planned Accommodation.
- Generously Proportioned Principal Bedroom with En Suite.
- Four Additional Bedrooms and Family Bathroom.
- Reception Hall with Guest Cloakroom.
- Sitting Room with Wood Burner.
- Spacious Family Room with Wood Burner.
- Separate Formal Dining Room.
- Study with Bespoke Full Height Bookcase and Storage Cupboards.
- Kitchen/Breakfast Room with Granite Counters and Bespoke Handmade Central Island.
- Practical Utility / Boot Room and Separate Laundry Room.
- Attractive Garden with Pleasant Southerly Aspect.
- Double Garage, Studio/Gym and Rhino Premium Greenhouse.



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

Guide Price £800,000

Kimbolton branch: 01480 860400

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



THE PROPERTY

This established family home offers around 2,400 square feet of comfortable, versatile accommodation within this peaceful and characterful village. The property features four reception rooms, a well-fitted spacious kitchen, utility room, laundry room, five bedrooms including a spacious principal bedroom with en suite, family bathroom and guest cloakroom.

GROUND FLOOR

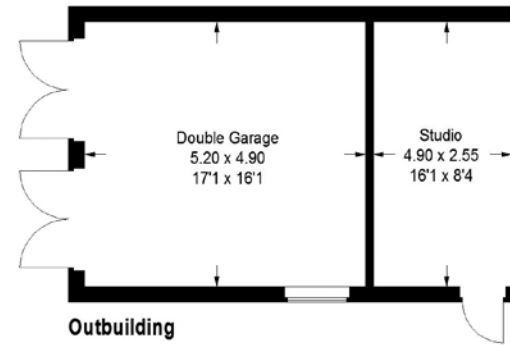
The welcoming reception hall with slate floor tiles and a useful guest cloakroom provides access to all principle rooms. The comfortable sitting room and spacious family room, both dual aspect, feature fireplaces with wood burning stoves and double doors opening onto the terrace. The family room features wall to ceiling cupboards and shelves and provides space for dining and entertaining. There is also a separate formal dining room, currently used as a home office as well as an additional study with bespoke handmade wall to floor cupboards and bookcase. The well-fitted kitchen/breakfast room features granite counters and upstands, instant hot water tap, range cooker and is complimented by a bespoke handmade solid wood island. The practical utility room has hardwood counters, fitted cupboards and a Butler sink.

FIRST FLOOR

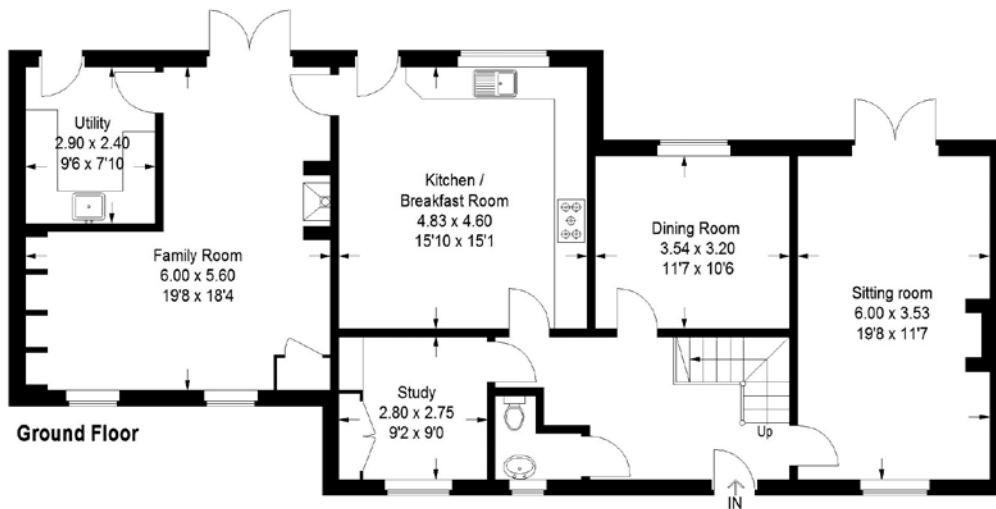
A galleried landing leads to the master bedroom and en suite with spa bath and shower. There are four additional bedrooms and family bathroom with wall-hung wash basin and WC and a contemporary roll-top claw foot bath. Also on the first floor is a useful laundry room.



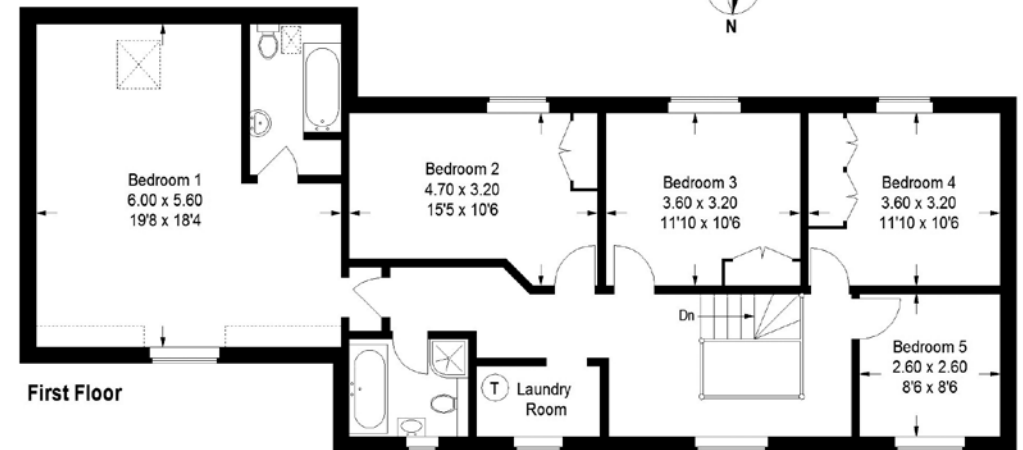
Approximate Gross Internal Area
 222.7 sq m / 2397 sq ft
 Outbuilding = 39.6 sq m / 426 sq ft
 Total = 262.3 sq m / 2823 sq ft



Outbuilding
 (Not Shown In Actual
 Location / Orientation)



Ground Floor



First Floor

= Reduced headroom below 1.5 m / 5'0

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. (ID1075084)

Housepix Ltd



GARDEN

The property occupies an attractive plot with views from the front extending over fields and woodland and views of the church towards the rear. There is a lawned frontage, rose border and a variety of shrubs and plants with gravelled footpath through. The southerly facing rear garden is well-enclosed by fencing and beech hedging and features an extensive area of lawn with full-width paved terrace, a small orchard, and other mature trees and shrubs. The separate kitchen garden has four raised timber planters, a Rhino premium greenhouse with power and timber shed. There is outside lighting, tap and power supply. A gravelled drive with extensive parking leads to a five-bar gate which provides access to further parking/turning space, detached double garage and separate studio/gym.

THE VILLAGE

The charming village of Bythorn is conveniently located for several renowned schools, Kimbolton School (seven miles), Oundle School 10 miles north and Wellingborough School 22 miles south. Nursery and primary education is provided for in the neighbouring village of Brington (three miles), which feed to secondary education at Hinchinbrooke School in Huntingdon. For commuters, the recently upgraded A14 provides fast vehicular access to the market towns of Thrapston (four miles) and Kettering (14 miles), with mainline rail services to London St Pancras to the west, Huntingdon (14 miles) with rail services to London Kings Cross, and Cambridge (32 miles) to the east.



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