

# PLOT 1, MANOR FARM

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GREAT RAVELEY • PE28 2QX





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- Stunning Barn Style New Home By Acclaimed Bedfordshire Developer
- Four Bedrooms With En Suite To Principal And Guest Bedrooms
- Air Source Heat Pump With Underfloor Heating To Ground Floor And Radiators To Bedrooms
- Stunning Farm Yard Development With Beautiful Field Views
- 3,135sq ft Of Accommodation
- Impressive 21' x 21' Kitchen/Breakfast Room With Integrated Appliances
- Substantial Gardens And Ample Parking Provision
- Desirable Semi Rural Location

Introducing an exceptional new home in the desirable semi-rural village of Great Raveley, this stunning detached barn-style property offers an impressive 3,135 sq ft of beautifully designed accommodation, blending modern living with charming countryside views. Crafted by one of Bedfordshire's most acclaimed developers, this brand-new residence has been thoughtfully planned to provide spacious, stylish and comfortable living for family life.

This remarkable home offers superbly appointed accommodation centred around an impressive 21' x 21' kitchen/breakfast room with integrated appliances and high-quality fixtures creating an inviting environment for both entertaining and everyday living. The open-plan design ensures plenty of natural light while showcasing the superb craftsmanship and attention to detail throughout the space. The property boasts four generously sized bedrooms, including a generous principal suite complete with an elegant en suite bathroom. A second en suite bathroom services the guest bedroom, providing added comfort and convenience for visiting family or friends. The additional bedrooms are served by a well-appointed family bathroom, ensuring functionality for the whole household.

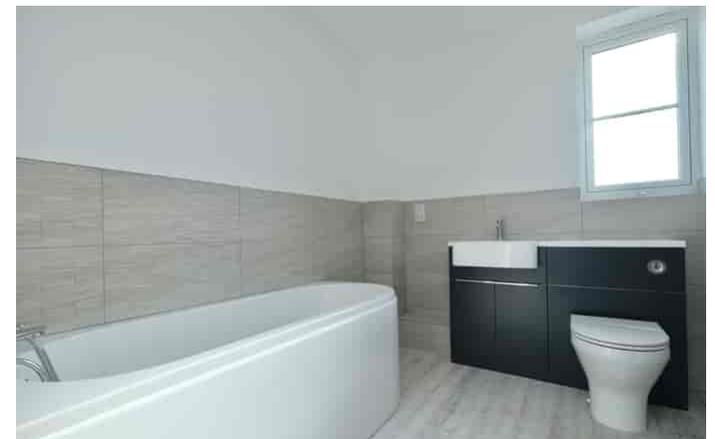
Comfort is paramount in this home, which benefits from an advanced air source heat-pump underfloor heating system on the ground floor, providing efficient warmth throughout the day. Parking will never be an issue here, with ample provision to accommodate multiple vehicles, making this a practical choice for growing families or those who enjoy hosting guests. The home's combination of country charm and contemporary luxury makes it a rare offering in this sought-after area.

Don't miss the opportunity to own this fabulous home enjoying all the benefits of modern rural living. Arrange your viewing for our upcoming open day.

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

**Guide Price £850,000**

**Huntingdon branch: 01480 414800**  
www.peterlane.co.uk Web office open all day every day





### **VAULTED ENTRANCE STORM CANOPY OVER**

Composite panel door with glazed side panels to

### **RECEPTION HALL**

22' 2" x 18' 8" (6.76m x 5.69m)

A light open plan space with recessed lighting, Oak staircase with glass balustrade to the first floor, understairs storage.

### **CLOAKROOM**

Fitted in a two piece contemporary white suite comprising low level WC, vanity wash hand basin with mixer tap, extensive tiling with decorative wall tiles, LVT flooring, extractor.

### **SITTING ROOM**

21' 6" x 16' 4" (6.55m x 4.98m)

A light triple aspect room with UPVC windows to front and side aspects and bi-fold doors to garden terrace, TV point, telephone point.

### **STUDY**

11' 5" x 8' 2" (3.48m x 2.49m)

UPVC window to rear aspect, TV point, telephone point.





## KITCHEN/BREAKFAST/FAMILY ROOM

21' 6" x 21' 3" (6.55m x 6.48m)

An impressive open plan, contemporary triple aspect space with two sets of bi-folds extending to side and rear terraces, recessed lighting, fitted in a range of Shaker style base and wall mounted cabinets finished in contemporary grey, Butchers block Oak work surfaces and tiled surrounds, under unit lighting, drawer units,, pan drawers, breakfast bar, fixed display shelving, a selection of integrated appliances incorporating dual Bosch ovens, integral induction hob with bridging unit and extractor fitted above, automatic dishwasher and fridge freezer, recessed lighting, single drainer one and a half bowl resin sink unit with directional mixer tap, LVT flooring.

## UTILITY ROOM

8'3" x 7'6" (2.51m x 2.31m)

Fitted in a contemporary range of cabinetry with Oak work surfaces and ceramic tiled surrounds, single drainer sink unit and mixer tap, window to front aspect .LVT flooring.

## FIRST FLOOR GALLERIED LANDING

UPVC picture window overlooking rear garden, recessed lighting, access to insulated loft space, airing cupboard housing pressurised hot water system and shelf space.

## PRINCIPAL BEDROOM

21' 7" x 15' 9" (6.58m x 4.80m)

A light double aspect room with two double panel radiators, incorporating **Walk In Dressing Area**

## EN SUITE SHOWER ROOM

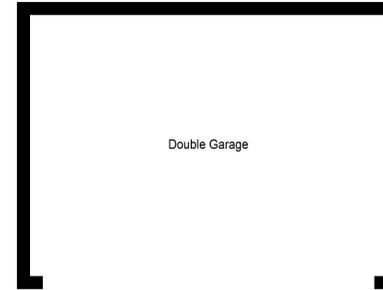
7' 9" x 5' 3" (2.36m x 1.60m)

Fitted in a range of quality, white sanitary ware comprising low level WC, vanity wash hand basin with mixer tap and tiling, shaver point, chrome heated towel rail, recessed lighting, extractor, oversized screened shower enclosure with independent shower fitted over, extensive tiling and LVT flooring.

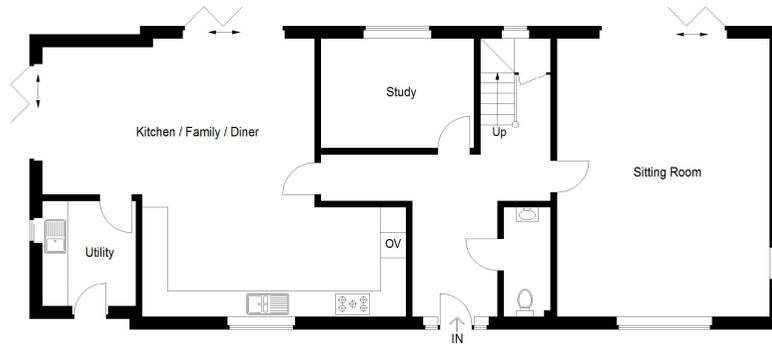


**Plot 1 Manor Farm Great Raveley, PR28 2QX**

Approximate Gross Internal Area = 209.3 sq m / 2253 sq ft  
Double Garage = 52.1 sq m / 561 sq ft  
Total = 261.4 sq m / 2814 sq ft



(Not Shown In Actual  
Location / Orientation)



**Ground Floor**



**First Floor**

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. (ID1279035)  
Housepix Ltd



## GUEST BEDROOM

12' 10" x 11' 9" (3.91m x 3.58m)

UPVC window to front aspect, double panel radiator, Inner door to

## GUEST EN SUITE SHOWER ROOM

Fitted in a contemporary three piece range of white sanitary ware comprising low level WC, vanity wash hand basin with mixer tap, shaver point, chrome heated towel rail, recessed lighting, UPVC window to front aspect, oversized screened shower enclosure with independent multi head shower fitted above, extractor, LVT flooring.

## BEDROOM 3

16' 4" x 9' 5" (4.98m x 2.87m)

Double panel radiator, UPVC window to rear aspect.

## BEDROOM 4

14' 5" x 9' 0" (4.39m x 2.74m)

Double panel radiator, UPVC window to rear aspect.

## FAMILY BATHROOM

10' 0" x 8' 1" (3.05m x 2.46m)

Fitted in a range of white contemporary sanitary ware comprising low level WC with concealed cistern, vanity wash hand basin with cabinet storage and mixer tap, shaver point, panel bath with hand mixer shower, screened oversized shower enclosure with independent multi head shower fitted over, extractor, recessed lighting, chrome heated towel rail, UPVC window to front aspect, LVT flooring.

## CAR PORT

27' 8" x 20' 4" (8.43m x 6.20m)

Can easily accommodate three large vehicles with power, lighting.

## STUDIO

27' 8" x 20' 4" (8.43m x 6.20m)

Power, lighting and Velux windows to two aspects.

## OUTSIDE

The frontage is pleasantly planted and arranged with an extensive brick paviour driveway accessing the **Car Port** as described. The substantial rear garden is enclosed by post and rail fencing with an extensive paved terrace, seeded with a gravelled side garden. Stunning field views surround the development.

## BUYERS INFORMATION

To conform with government Money Laundering Regulations 2019, we are required to confirm the identity of all prospective buyers. We use the services of a third party, DezRez Legal, who will contact you directly. They will need the full name, date of birth and current address of all buyers. There is a nominal charge payable direct to DezRez Legal. Please note that we are unable to issue a Memorandum of Agreed Sale until the checks are complete.

## TENURE

Freehold

Council Tax Band - TBC





**Huntingdon**

60 High Street

Huntingdon

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**St Neots**

32 Market Square

St. Neots

Tel : 01480 406400

**Kimbolton**

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Kimbolton

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15 Thayer St, London

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EST 1990  
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