

## Directions

PE19 2TA.

## DATA PROTECTION ACT 1998

Please note that all personal information provided by customers wishing to receive information and/or services from the estate agent will not be shared with any third party without the express consent of the customer.

## THE PROPERTY MISDESCRIPTIONS ACT 1991

The Agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A Buyer is advised to obtain verification from Solicitor or Surveyor. References to the Tenure of a Property are based on the information supplied by the seller. The Agent has not had sight of the title documents. A Buyer is advised to obtain verification from their Solicitor. These particulars do not form part of any contract. Measurements are believed to be correct within 3 inches. Items shown in photographs are NOT included unless specifically mentioned within the sales particulars. They may however be available by separate negotiation. Buyers must check the availability of any property and make an appointment to view before embarking on any journey to see a property.



17 Steam Flour Mill, Church Street, St Neots, PE19 2AB  
Tel: 01480 211777. [www.bennettlorusso.co.uk](http://www.bennettlorusso.co.uk)

Tel: 01480 211777  
[www.bennettlorusso.co.uk](http://www.bennettlorusso.co.uk)

**BENNETT**  
**LORUSSO** PROPERTY AGENTS



38 St Marys Street, Eynesbury, St Neots, Cambridgeshire. PE19 2TA.

**Offers In Excess Of £800,000**

A stunningly spacious, detached Grade II listed cottage which combines Period character with modern and stylish living space, situated in the heart of Old Eynesbury, close to the town centre, schools and riverside walks. The huge and versatile accommodation is both charming with exposed beams and fireplaces and modern with highlights such as the contemporary fully fitted kitchen/diner, a first floor living room with modern wood burner and luxury bathrooms. Outside there is ample paved parking, an insulated home office and a Westerly facing garden with a pergola covered seating and BBQ area, all behind private wooden gates. This truly exceptional home with five bedrooms and five reception rooms, in a wonderful location, is a very rare find and must be seen to be fully appreciated.

17 Steam Flour Mill, Church Street, St Neots, PE19 2AB  
Tel: 01480 211777. [www.bennettlorusso.co.uk](http://www.bennettlorusso.co.uk)

## Ground Floor

**Sitting Room** 5.36m x 4.18m (17' 7" x 13' 9") Half glazed entrance door, feature Inglenook fireplace with a wood burning stove, wood block flooring, secondary double glazed window to front, TV connections, beamed ceiling, wall lighting, retro style radiator.

**Drawing Room** 4.50m x 2.70m (14' 9" x 8' 10") Secondary double glazed window to the front, wall lights, fireplace, wood block floor, exposed beams, retro style radiator, window seating with storage, opening on to:

**Office** 2.60m x 2.26m (8' 6" x 7' 5") Fitted shelving, retro style radiator, Luxury Vinyl Tile flooring.

**Day Room** 5.24m x 3.09m (17' 2" x 10' 2") Stairs to the first floor, secondary double glazed window to front, vertical radiator, exposed beams and brickwork.

**Cloakroom** Two piece white suite, fitted storage, heated towel rail, extractor fan, tiled walls and floor, window, recessed lighting to ceiling.

**Rear Lobby** Tiled floor, retro style radiator, recessed lighting to ceiling, window and composite door to the rear.

**Kitchen/Diner** 8.38m x 4.0m max (27' 6" x 13' 1") Fully fitted with a white contemporary range of base and wall units with Marble work surfaces and splashbacks, dual fuel range cooker with extractor hood over, inset bowl & 1/2 stainless steel sink plus 'pull-out' mixer tap, integrated microwave oven, Island with 'waterfall' top, retro style radiator, two secondary double glazed windows including a bay window overlooking the side/rear, wall mounted TV connections, wood flooring, recessed lighting to ceiling, second staircase to the first floor with space under.

**Utility Room** 2.31m x 2.28m Plus boiler room (7' 7" x 7' 6") Fitted with a range of base and wall units to match the kitchen, stainless steel sink and mixer tap, double glazed window, plumbing for washing machine and further appliance space, tiled floor, recessed lighting to ceiling. Boiler room with wall mounted gas fired boiler and a hot water cylinder.

**Rear Hall** Tiled floor, vertical radiator, recessed lighting to ceiling, two windows and a stable door to the rear.

**Office** 4.23m x 2.85m (13' 11" x 9' 4") Bow window to rear, double radiator. Door to:

**Bedroom Five** 6.02m x 2.95m (19' 9" x 9' 8") Window to the rear, built-in cupboard.

## First Floor

**Landing** Exposed beams, vertical radiator, recessed lighting to ceiling.

**First Floor Living Room** 8.40m x 4.03m (27' 7" x 13' 3") With a modern wood burning stove, two secondary double glazed windows including a bay window with fitted shutters, two retro style radiators, integrated wiring for a wall mounted TV including satellite connection, LVT flooring, integrated speakers and recessed lighting to ceiling.

**Main Bedroom** 8.47m x 5.60m max (27' 9" x 18' 4") French style doors and Juliette balcony to the rear, built-in triple wardrobe with sliding doors, recessed lighting to ceiling, door to en-suite. Dressing Area: Two secondary double glazed windows to the side aspect with fitted shutters.

**En-suite Bathroom** Four piece suite comprising a large shower tray with a rainfall and hand held shower, free standing bath with mixer tap shower attachment, wash hand basin and close coupled WC, fully tiled walls and floor, heated towel radiator, double glazed window and extractor fan.

**Bedroom Two** 4.28m x 2.68m (14' 1" x 8' 10") Beamed vaulted ceiling, radiator, secondary double glazed window to the front.

**Bedroom Three** 3.70m x 2.62m (12' 2" x 8' 7") Exposed beams, window to the front, vertical radiator, fitted wardrobes with sliding doors.

**Bed/Sitting Room Four** 5.39m x 3.73m (17' 8" x 12' 3") Secondary double glazed window to front, laminate wood effect flooring, vertical radiator, velux roof window, feature staircase down to the ground floor.

**Bathroom** Four piece white suite incorporating a large shower tray with a dual head shower, a Copper bath, wash hand basin and WC, fully tiled walls and floor, double glazed window, heated towel radiator, exposed beams.

## Exterior

**Parking** Paved driveway with off road parking for four cars, double wooden gates to the front.

**Garden** Westerly facing, enclosed and laid to lawn, large paved patio with a BBQ and pergola, concealed store, exterior power and light, water tap. A detached HOME OFFICE 2.84m x 2.82m (9' 4" x 9' 3") with modern timber exterior, highly insulated and with power and lighting.

**Notes** Freehold.  
Council tax band D - £2582.25 pa.  
G II Listed and situated in a Conservation area.  
There are Ethernet points and signal boosters around the property.

EPC

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>	61	70
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England, Scotland &amp; Wales</b>	EU Directive 2002/91/EC	

