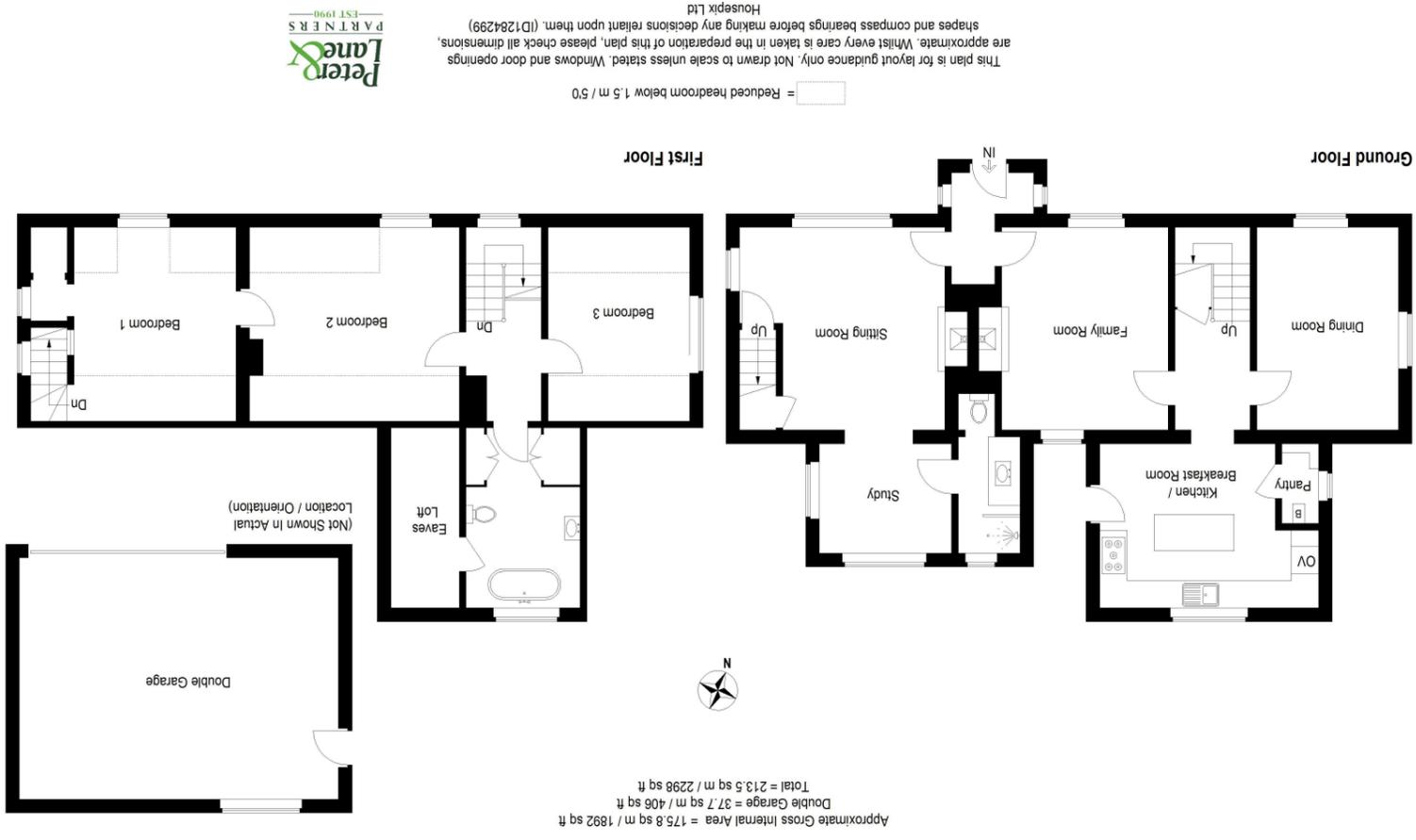


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- Three Reception Rooms And Working From Home Space
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- Re-Fitted Bespoke Kitchen/Breakfast Room
- Detached Oversized Double Garaging
- Beautiful Open Views To The Rear



Porthole Composite Panel Door To

Entrance Hall

8' 0" x 7' 1" (2.44m x 2.16m)
Radiator with decorative cover, ornate floor tiling, timberwork, double glazed window to front aspect.

Sitting Room

15' 0" x 11' 10" (4.57m x 3.61m)
A double aspect room with double glazed windows to front and garden aspects, central brickwork fireplace with timber bressumer and tiled hearth, LVT flooring in herringbone pattern, wall light points, double and single panel radiators.

Inner Hall

11' 1" x 5' 4" (3.38m x 1.63m)
Stairs to first floor with understairs storage cupboard, LVT flooring in herringbone pattern, wall light points.



Dining Room

14' 5" x 10' 3" (4.39m x 3.12m)
A light double aspect room with UPVC picture windows to front and side aspects, radiator, wall light points, exposed structural timberwork, LVT flooring in herringbone pattern.

Kitchen/Breakfast Room

16' 3" x 11' 9" (4.95m x 3.58m)
Fitted in a bespoke range of base and wall mounted cabinets with complementing quartz work surfaces, quartz sill and up-stands, inset Stenby Belfast sink unit with directional mixer tap, drawer units, underlit glass shelved display unit, sliding shelf larder unit, dual Neff ovens, microwave, integral induction hob with quartz back plate, radiator with decorative cover, appliance spaces, pan drawers, integrated automatic dishwasher, fixed display shelving, central island work station incorporating additional drawer units and three stool breakfast bar, larder unit with space for fridge freezer, LVT flooring, UPVC picture window to garden aspect, composite door to side aspect.



Walk In Pantry

5' 10" x 3' 4" (1.78m x 1.02m)
LVT flooring, fixed display shelving, fuse box and master switch, double glazed picture window to side aspect, wall mounted gas fired central heating boiler serving hot water system and radiators,

Family Room/ Study/Bedroom 4

22' 10" maximum x 14' 11" (6.96m x 4.55m)
Double glazed windows to front, side and rear elevations, sub-divided to provide a study area, central brickwork feature fireplace with exposed internal brickwork, timber bressumer and tiled hearth, LVT flooring in herringbone pattern, understairs storage cupboard with secondary staircase to first floor, wall light points, exposed timberwork, radiator with decorative cover,



Shower Room

12' 3" x 4' 6" (3.73m x 1.37m)
Beautifully re-fitted in a quality range of white sanitaryware comprising low level WC, quartz topped vanity unit surface mounted with mixer tap and drawer units, contemporary anthracite heated towel rail, walk in screened shower enclosure with independent overhead shower fitted over, ceramic tiling, recessed lighting, vanity mirror, decorative ceramic floor tiles.

First Floor Landing

From secondary staircase, two UPVC windows to side aspect and window to front aspect, wardrobe with hanging and storage.

Bedroom 1

16' 5" x 13' 1" (5.00m x 3.99m)
UPVC window to front aspect, double panel radiator, wall light points.

Bedroom 2

15' 3" x 13' 11" (4.65m x 4.24m)
UPVC window to front aspect, double panel radiator.

Primary Landing

UPVC window to front aspect, exposed timberwork.

Bedroom 3

11' 7" x 10' 4" (3.53m x 3.15m)
Double glazed window to side aspect, single panel radiator, wall light points.

Family Bathroom

11' 9" x 8' 0" (3.58m x 2.44m)
Decorative floor tiling, double cupboard, fitted in a three piece quality range of white sanitaryware comprising quartz topped vanity unit with mixer tap, low level WC, free-standing claw foot roll top bath with hand mixer shower, full ceramic tiling, double glazed picture window to garden aspect, eaves cupboard, heated towel rail incorporating cast iron radiator, access to loft space, cupboard with hanging and storage.

Outside

The property stands in stunning mature and private gardens. The frontage is accessed via a horseshoe driveway with two sets of Oak gates to the extensive gravel driveway giving provision for a number of vehicles. There is a **Detached Oversized Double Garage** measuring 23' 4" x 16' 2" (7.11m x 4.93m) with electrically operated up and over door, power, lighting, eaves storage space, window to rear aspect and private door to the side. The front garden has neatly tended rose beds, shaped lawns, a variety of ornamental shrubs and notable trees, outside tap and lighting. The gardens extend side and rear with further areas of lawn and stunning open field views. The rear garden is pleasantly arranged with an extensive terrace, a further selection of notable trees and beautifully stocked rose beds and ornamental trees, outside lighting and tap. The garden backs on to open farmland with beautiful views to the rear of Brampton Park.

Agents Note

The property was re-roofed approximately two and a half years ago.

Buyer 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

Freenold
Council Tax Band - F

