



**CARRIERS COTTAGE, 51 HIGH STREET,  
MAXEY PE6 9EE £750,000**

**FREEHOLD**



**Briggs Residential  
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Situated within southerly facing grounds of approx. 1.2 acres (STS) including paddocks, stables, and stunning formal gardens, this detached Grade II Listed historic period village home offers versatile accommodation and is located in the charming village of Maxey within an excellent school catchment. Believed to date back to 1801, this unique character stone built home boasts four reception rooms including an elegant 23' lounge, comfortable and stylish family room and a designer kitchen. To the first floor there are four double bedrooms, one with its own private staircase and a family bathroom. Entered via double electric gates, the sweeping driveway provides parking for numerous vehicles whilst the beautiful gardens incorporate a lovely, spacious Garden Room overlooking a hot tub area and ornamental pond. The extensive grounds also include an orchard, three stables, tack room and various other outbuildings.

Entrance door opening to

**LOUNGE** 23' x 11'9 (7.01m x 3.58m)  
This welcoming room is light and airy exuding an atmosphere of warmth and character. It comprises two windows to the front aspect, further window to the rear aspect and a feature stone wall, exposed beams to the ceiling, cast iron wood burner, radiators, TV point, designer wall lighting, door to dining room and door to

**INNER HALL**  
With radiator, stairs to first floor and window to front aspect.

**SHOWER ROOM**  
Comprising radiator, low flush WC, wash hand basin and double shower cubicle with dual head power shower.

**STUDY** 10'9 x 9'5 (3.58m x 2.87)  
With radiator, window to rear aspect and French doors opening onto the southerly facing patio area.

**FAMILY ROOM** 15'8 x 14'2 (4.78m x 4.32m)  
A peaceful room bathed in natural light, with radiator, beams to ceiling, TV point, windows to front and side aspects and French doors opening onto the southerly facing patio area and gardens.

**DINING ROOM** 16' x 11'2 (4.88m x 3.40m)  
With exposed stone wall, feature Victorian cast iron fireplace with built in cupboards, picture window to side aspect, spotlighting, wall lighting, stairs to first floor and door to utility room.

**LANDING**  
With exposed stone wall and beam.

**MASTER BEDROOM** 12' x 11'2 (3.65m x 3.40m)  
With fitted wardrobes with internal lighting, radiator and windows to front and rear aspects.

**BEDROOM TWO** 11'4 x 10'5 (3.45m x 3.18m)  
With radiator and window to side aspect.

**BEDROOM THREE** 9'9 x 9'7 (2.97m x 2.92m)  
With radiator and window to front aspect with built in window seat.

**BATHROOM**  
Comprising double shower cubicle, wash hand basin, low flush WC, radiator and window to side aspect.

**BEDROOM FOUR** 14'7 x 11' (4.45m x 3.35m)  
Entered via it's own private staircase, this room has exposed beams, two skylight windows to rear aspect, radiator and exposed stone wall.

**OUTSIDE**  
Double electric gates open to a long, sweeping driveway providing parking for up to ten vehicles. The superb southerly facing gardens incorporate an expansive patio area featuring a working well, professionally landscaped gardens with well stocked flower borders, further covered patio area for outdoor entertaining with stone built barbeque and smoker.

**KITCHEN** 13'5 x 12'6 (4.09m x 3.81m)  
This recently upgraded contemporary kitchen comprises ample quality wall and base units, glazed display cabinets and Quartz work surface, integrated appliances including wine cooler, double oven, five ring induction hob with extractor hood above, dishwasher and washing machine; plumbing for American style fridge freezer, windows to side and rear aspects and stable door opening onto the rear garden.

**UTILITY ROOM**  
With wall and base units, plumbing for washing machine, window to rear aspect and door to rear garden.

A central path leads to a beautiful, modern Garden Room/Home Cinema of 16'9 x 13' (5.11m x 3.96m) with spotlighting, double glazed windows and French doors overlooking a raised pond and hot tub. Beyond this are further lawned gardens with mature trees and shrubs and orchard. Three stables and a tack room lead to the three paddocks with post and rail fencing and there is mains water connected. There is also a well stocked vegetable area, timber workshop of 21'8 x 16'5 (6.6m x 5m) with power and lighting, a further potting shed, greenhouse, portable cabin of 29'6 (9m) and container of 19'8 (6m).



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