

BRICK BARN COTTAGE

CHURCH ROAD • GRAFHAM • PE28 0BE





BRICK BARN COTTAGE

CHURCH ROAD • GRAFHAM • PE28 0BE

AT A GLANCE

- Extended, remodelled and fully renovated detached village residence.
- Perfectly positioned with unrivalled, uninterrupted views over Grafham Water reservoir.
 - Generous plot extending to around an acre.
- Around 1,675 square feet of wonderfully versatile living, entertaining and homeworking space.
- Stunning first floor living area with a wealth of glass and oak providing light and panorama.
 - Finely crafted kitchen/breakfast area with quartz counters, comprehensive range of contrasting cabinets and integrated appliances.
 - Garden/family room with wood burning stove and a wealth of glazing – ideal for both cosy evening and fine summer days.
 - Welcoming reception hall and adjacent practical laundry/utility room.
 - Three double bedrooms and three bath/shower rooms – two en suite.
- Substantial brick and block barn around 1,460 square feet with potential for development (subject to planning consent).
 - Gated access with extensive parking/turning space.
- Wonderfully peaceful village location yet convenient for excellent schooling and access to major road and rail links.
 - Air source heat pump – EPC rating C.

LOCATION

The village of Grafham is situated close to Grafham Water Reservoir, home to many recreational and sailing facilities. Local amenities include a community run shop and pub, restaurant/bar and village hall. The village is situated mid-way between the A1 and the recently upgraded A14, giving excellent road access. Nearby Huntingdon and St Neots offer a mainline train station to London's Kings Cross. The village is in the Hinchbrooke Secondary School catchment area and there is a bus service to Kimbolton School. Day to day shopping is available at nearby Buckden and Brampton, both around 3 miles away, and there are many country walks such as around the reservoir and the 26-mile Three Shires Bridleway. Nearby, is the popular and historic market town of Kimbolton which boasts one of the area's leading private schools, Kimbolton School, along with the well-regarded Kimbolton Primary Academy. There is a variety of shops and cafes, pub/restaurant, Indian restaurant, a doctor's surgery, dentist, chemist, veterinary practice, supermarket and garage.

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

Guide Price £900,000

Kimbolton branch: 01480 860400
www.peterlane.co.uk Web office open all day every day





THE PROPERTY

Coming to the market for the first time, this fine and characterful detached residence offers a wonderfully spacious and light interior which takes full advantage of the delightful semi-rural location and outstanding, uninterrupted views of Grafham Water and the surrounding countryside.

Recently fully renovated, remodelled and extended with extensive use of reclaimed brick, glass and oak, the property provides exceptionally versatile accommodation of undoubted quality that will satisfy the most discerning home buyer, with wonderful indoor/outdoor entertaining space and a substantial detached barn that offers a variety of uses, such as homeworking, hobbies, studio/gym – or indeed additional accommodation or development (subject to planning consent).

Extending to around 1,675 square feet, the well-planned layout features a welcoming entrance hall, delightful garden/family room, and a stunning open plan main living area on the first floor with oak flooring and featuring a well-crafted kitchen/breakfast room with comprehensive range of quality cabinets and integrated appliances, and a wonderful vaulted ceiling coupled with extensive oak framed glazing providing outstanding panoramic views.

There are three double bedrooms and three beautifully appointed bath/shower rooms arranged over the two floors, and there is also a useful laundry/utility room.

The property is situated to the front of an exceptional plot of around an acre with five-bar gate providing access to the driveway, extensive block paved seating area and parking, garden and meadow interspersed with mature trees.

ACCOMMODATION IN BRIEF

Timber panelled front door opening into the welcoming reception hall with limestone flooring, vertical radiator, recessed ceiling downlighters, oak-panelled doors to all rooms and staircase rising to the first floor.

Limestone flooring extends into the delightful oak framed garden/family room with a range of fitted storage cupboards, two vertical radiators and recessed ceiling downlighters. The full-height brick fireplace houses a wood burning stove and there is a glazed door to the garden patio, making the room ideal for both cosy evenings and fine summer days.

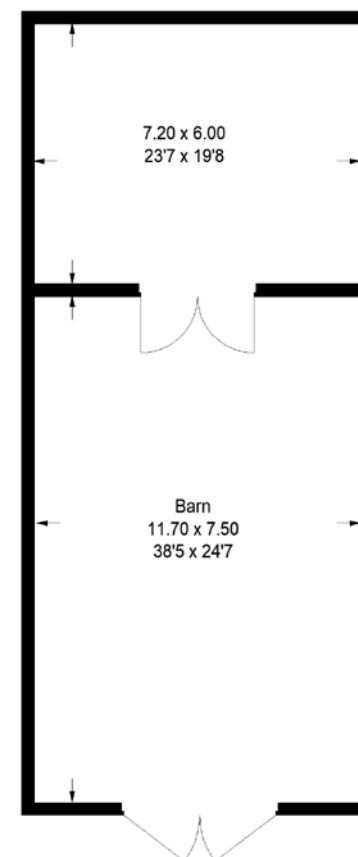
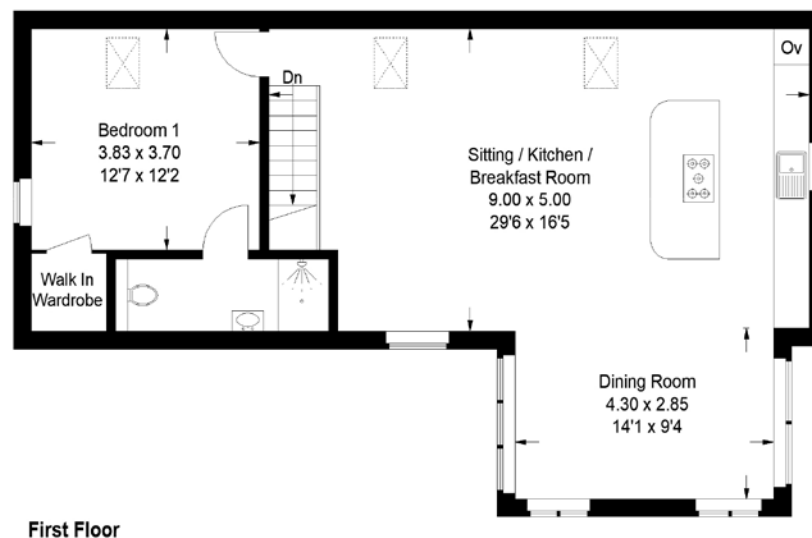
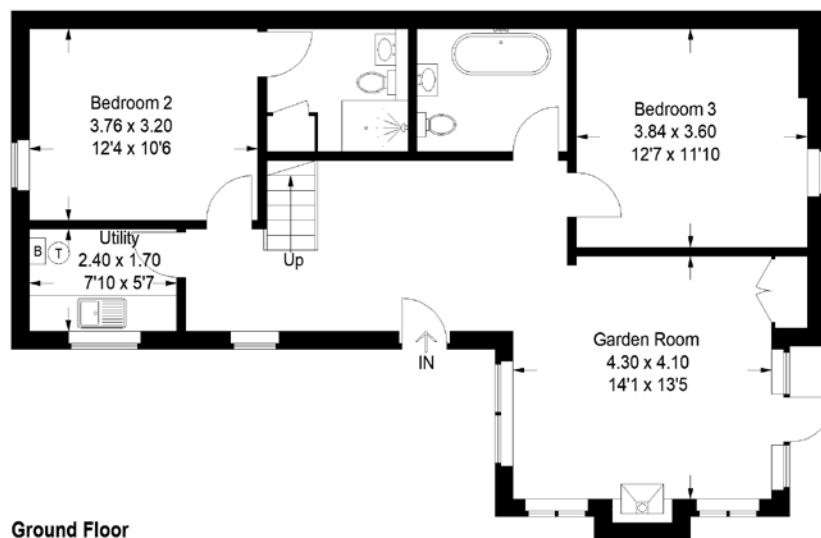
The second bedroom on the ground floor is ideal for guests, with en suite facilities to comprise large walk-in shower enclosure with 'monsoon' and hand-shower fittings, vanity unit with basin, mirror and storage cupboards and WC with concealed cistern, radiator/towel rail, extensive tiling and Karndean flooring. There is also a heated linen/airing cupboard.

Immediately off the hall and adjacent to the third bedroom is a well-appointed bathroom, ideal for occasional use as a visitors cloakroom/WC, with limestone flooring and featuring a free-standing double-ended bath, vanity unit with washbasin and storage cupboards and a close-coupled WC.

Finally on the ground floor is a practical utility room with countertop space, inset sink, fitted cabinets, water softener, plumbing for washing machine and dryer, space for additional appliances and air-source heating system.



Approximate Gross Internal Area = 155.6 sq m / 1675 sq ft
 Barn = 135.7 sq m / 1460 sq ft
 Total = 291.3 sq m / 3135 sq ft



(Not Shown In Actual Location / Orientation)

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. (ID1180158)
 Housepix Ltd



FIRST FLOOR

The staircase leads to the fabulous main living area which features engineered oak flooring, stylish vertical and traditional double column radiators, part-vaulted ceiling with recessed downlighters and a wealth of glass and oak providing panoramic views of the reservoir and surrounding countryside.

The beautifully crafted kitchen area is fitted with quartz counters and upstands, Butler sink and a comprehensive range of contrasting cabinets and quality appliances to include Bosch oven and oven/microwave, integrated fridge, freezer and dishwasher. The central island features a quartz countertop incorporating breakfast bar with pendant lighting over, and ceramic hob with retractable downdraft extractor hood. Additional power sockets and concealed with the oak flooring.

The generous principal bedroom suite has both a Velux rooflight and window providing views of the reservoir, along with attractive wall panelling, a walk-in wardrobe and adjoining shower room featuring a large walk-in tiled shower enclosure with 'monsoon' and hand-shower fittings, wall-hung vanity unit with countertop, wash bowl and storage drawer, WC with concealed cistern. Karndean flooring, radiator/towel rail and tiling to half-height.

OUTSIDE

Approached via five-bar entrance gates, the property occupies a superior plot in excess on an acre, with driveway and extensive block-paved parking and seating areas. Part enclosed by post and rail fencing, there is a fine expanse of lawn interspersed with mature trees, an area of hardstanding and a delightful spinney.

DETACHED BRICK AND BLOCK BARN

Extends to around 135.7 m² (1,460 sq. ft) and currently divided into two areas:

11.70m x 7.50m (38' 5" x 24' 7")

7.20m x 6.00m (23' 7" x 19' 8")

Part weather-boarded and with power connected.



Huntingdon

60 High Street

Huntingdon

Tel : 01480 414800

St Neots

32 Market Square

St. Neots

Tel : 01480 406400

Kimbolton

6 High Street

Kimbolton

Tel : 01480 860400

Mayfair Office

Cashel House

15 Thayer St, London

Tel : 0870 112 7099