

BELL COTTAGE

SCHOOL ROAD • BROUGHTON • PE28 3AT





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HUNTINGDON • PE28 3AT

- A Stunning Grade II Listed Character Home
- Annexe Potential
- Detached Barn/Cart Barn
- Beautifully Stocked Third Of An Acre Old English Garden
- In Excess Of 2,500 sq ft Of Accommodation
- Versatile Five Bedroom Accommodation
- Completely Re-Thatched In 2018
- Beautiful Views Over Broughton Village Church
- Thatched Victorian Summer House
- Super Fast Fibre Broadband

This beautiful 17th century period home offers generous and versatile five bedroom accommodation retaining many original character elements and features.

The property sits in a third of an acre of stunning gardens and a useful range of outbuildings.

The property was re-thatched several years ago and the house has been meticulously maintained by its current owners.

Positioned close to the centre of this desirable and exclusive conservation village with stunning views of the church and within walking distance of the Crown Inn gastro pub.

The property must be viewed.

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

£750,000

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





**HEAVY PANEL FRONT DOOR TO
ENTRANCE HALL**

Coats hanging area, parquet flooring, inner door to

LIVING ROOM

A light double aspect room with central fireplace recess with brick tiled hearth and inset fire, picture windows to front and side aspects, wall light points, exposed structural timber work, TV point, telephone point, double panel radiator.

SNUG

14' 5" x 12' 8" (4.39m x 3.86m)

Stairs extending to first floor, a double aspect room with picture windows to two side aspects, original panel door and door furniture to garden terrace to the side, exposed structural timberwork, central fireplace recess with wood burner and exposed brickwork chimney feature, engineered Oak flooring, open access to





DINING ROOM

14' 3" x 11' 2" (4.34m x 3.40m)

Picture windows to two side aspects and door to garden terrace, exposed structural timberwork, recessed lighting, central under lit inglenook fireplace with exposed brickwork timber feature and recesses, Oak detailing, Oak flooring, door to

UTILITY ROOM

Fitted in a range of base and wall mounted units with work surfaces, double Butler sink unit, space and plumbing for washing machine.

CLOAKROOM

Re-fitted in a contemporary two piece suite comprising low level WC with concealed cistern, extensive tiling, wash hand basin with mixer tap (re-fitted in the last 12 months).

KITCHEN/BREAKFAST ROOM

23' 4" x 12' 2" (7.11m x 3.71m)

Arranged over two levels this well appointed and re-fitted in a range of Oak base and wall mounted cabinets with complementing work surfaces and re-tiled surrounds, appliance spaces, drawer units, integral electric oven and suspended stainless steel extractor unit fitted above, integrated dishwasher, a light double aspect room with windows to side aspect and door to side, sub-divided with central peninsular dividing unit incorporating breakfast bar, pan drawers, single drainer sink unit with mixer tap, new porcelain floor tiling, inner door accesses



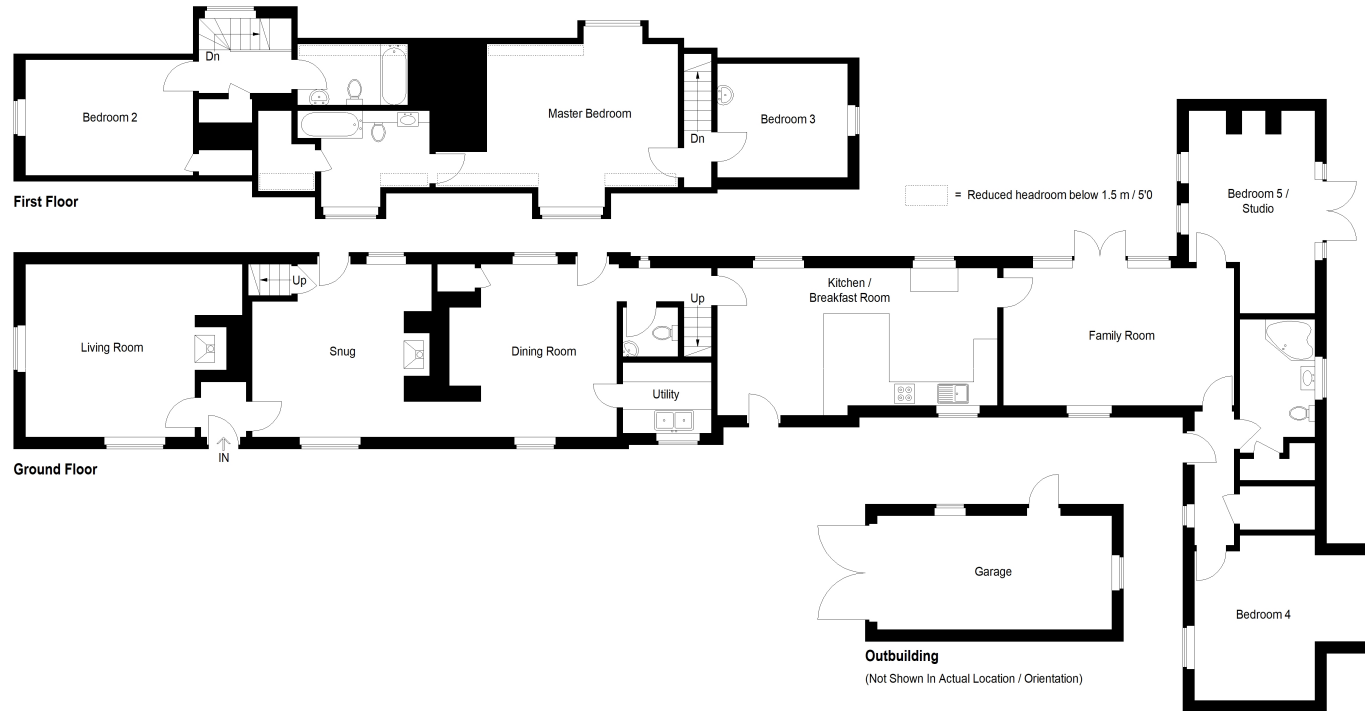
FAMILY ROOM

19' 2" x 11' 6" (5.84m x 3.51m)

Part of a more modern addition, a light open plan space, double aspect with windows to side aspect and French doors accessing garden terrace to the rear, TV point, telephone point, inner door to

Bell Cottage School lane, Broughton, PE28 3AT

Approximate Gross Internal Area = 235.0 sq m / 2529 sq ft
Garage = 17.0 sq m / 183 sq ft
Total = 252.0 sq m / 2712 sq ft



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. (ID1000581)
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BEDROOM 5

16' 11" x 10' 6" (5.16m x 3.20m)

A pleasant double aspect room with French doors to the rear garden and picture window, TV point, telephone point.

GUEST BATHROOM

Fitted in a three piece white suite comprising low level WC, pedestal wash hand basin with tiling, corner bath with hand mixer shower, extensive tiling, picture window to rear garden, cupboard storage, ceramic tiled flooring.

BEDROOM 4

14' 7" x 13' 9" (4.45m x 4.19m)

A double aspect room with picture windows to two aspects, radiator.

FIRST FLOOR LANDING

Stairs from the **Dining Room** access

PRINCIPAL BEDROOM

15' 11" x 12' 0" (4.85m x 3.66m)

Windows to two aspects, bespoke wardrobe range, stunning Oak joinery, exposed structural timberwork.

EN SUITE BATHROOM

Re-fitted in a contemporary three piece white suite comprising low level WC with concealed cistern, pedestal wash hand basin with mixer tap, natural stone tiling, shower bath.

BEDROOM 3

11' 0" x 9' 6" (3.35m x 2.90m)

Window to garden aspect, pedestal wash hand basin with tiling.

SECONDARY LANDING

Stairs from the **Snug** access

BEDROOM 2

13' 11" x 9' 8" (4.24m x 2.95m)

Picture window to front aspect, wardrobe with hanging and shelving, inner door to

FAMILY BATHROOM

Fitted in a three piece white suite comprising low level WC with concealed cistern, vanity wash hand basin with cabinet storage, extensive tiling, shower bath with hand mixer shower and independent shower over, chrome heated towel rail, composite floor covering.

OUTSIDE

The property stands in truly stunning and mature gardens of approximately one third of an acre (stms). Heavily stocked with many Old English varieties of ornamental trees, shrubs, fruit trees to include Apple, Plum, Pear and Fig, rose beds and borders. There is a fruit cage, a raised salad vegetable bed and a greenhouse. There is a stunning **Victorian Summer House** which has been recently re-thatched, areas of paving and patio area with water feature, outside tap and lighting. The gardens extend to the rear with brick edged lawns leading to the **Barn/Cart Barn** incorporating barn and a Cart Barn. The property is accessed via an extensive tegular block driveway giving provision for four large vehicles accessing the **Detached Garage** measuring 19' 6" x 9' 6" (5.94m x 2.90m) with windows to two aspects and double timber doors to the front. The garden is enclosed by mature Laurel hedging and offers a good degree of privacy.

TENURE

Freehold
Council Tax Band - F





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St. Neots

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