

STABLE COTTAGE

THE TOWN • GREAT STAUGHTON • PE19 5BE





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AT A GLANCE

- Beautifully presented, detached barn conversion where established character meets contemporary style.
- Superbly positioned at the edge of the village amid delightful rural surroundings with unrivalled views over farmland.
- Carefully and sympathetically remodelled, extended and improved.
- Offering a generous 2,000 square feet of exceptionally spacious and light accommodation.
- Welcoming reception hall with vaulted ceiling and glazed ridgelines.
- Two reception rooms creating wonderful living space with vaulted ceilings, exposed timbers and wood burning stoves, and extensive glazing including rooflights and bi-folding doors to the garden terrace.
- Fine bespoke kitchen with granite counters and painted cabinets.
- Three double bedrooms including principal with dressing room and superbly appointed en suite.
- Delightful 'wrap-around' garden, gated drive and large garage/workshop.
- Rural location yet convenient for local facilities and access to major road and rail links.

LOCATION

The village of Great Staughton straddles the B645 linking Kimbolton with St. Neots and the A1; it is a thriving village community with amenities including primary school, doctors surgery, two Public Houses including one with renowned restaurant, butchers, beauty salon and Parish Church. The primary school also houses a nursery which offers a breakfast club and after-school activities and also offers pre-school facilities.

The A1 is about 3 miles Southeast giving excellent dual carriageway access both North and South, the recently upgraded A14 and onwards to the M11. Main line commuter train service to London's Kings Cross is available from St Neots (approx. 6.5 miles) and Huntingdon (approx. 9 miles). Bedford is approximately 14 miles and Cambridge 26 miles away. Airports at East Midlands, Stansted and Luton can be reached in just over an hour. Grafham Water with its full range of sailing activities is less than three miles away and nearby Kimbolton has one of the area's leading private schools, Kimbolton School, along with the well-regarded Kimbolton Primary Academy. There are shops and cafes, pub/restaurant, Indian restaurant, chemist, supermarket, garage, dentist, health centre and veterinary practice.

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Guide Price £650,000

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THE PROPERTY

A fine detached barn conversion of undoubted quality, well positioned at the edge of this popular, convenient and well-served village with wrap-around gardens enjoying south and westerly aspects and exceptional views over farmland.

The property offers bespoke accommodation with a wonderfully spacious and light interior which takes full advantage of its delightful rural location, and which would equally suit those looking for a comfortable, contemporary yet characterful home with wonderful entertaining space and excellent facilities for home working, as well as 'downsizers' who don't wish to compromise on quality and style.

With generous accommodation in excess of 2,000 square feet, the well-planned layout features, in brief, a welcoming reception hall with vaulted ceiling, two fabulous living areas connected by French doors and side screens comprising lounge with wood burning stove and versatile second reception room with wood burner and extensive glazing including roof lantern and bi-fold doors opening onto the south facing garden terrace. The carefully crafted kitchen area has a wealth of quality cabinets with granite counters, Butler sink and hardwood breakfast bar, and there is also an adjacent, practical utility room.

There are three comfortable double bedrooms, all with wardrobes and high vaulted ceilings with exposed 'A'-frame timbers, and a well-appointed family shower room. The fine and spacious principal bedroom suite includes a walk-in wardrobe/dressing room, along with a sumptuous, beautifully fitted with both bath and separate shower.

Approached via five-bar gates, there is extensive off-road parking and a large detached garage or workshop/store.

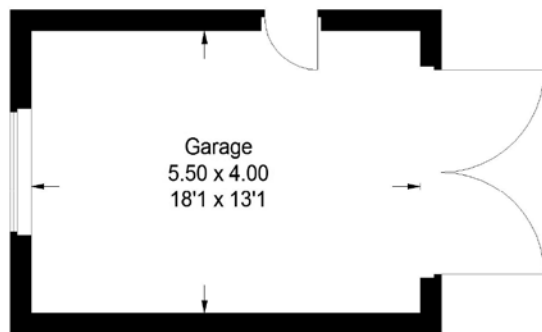
ACCOMMODATION IN BRIEF

Steps up to the recessed entrance porch with part-glazed composite front door opening to a welcoming reception hall with high vaulted ceiling, exposed timbers and glazed ridgelights, useful study/office area and Karndean flooring which extends throughout the majority of the property.

The lounge, also with high vaulted ceiling, exposed timbers and glazed ridgelights, has a wood burning stove making it ideal for cosy evenings - and glazed double doors opening into the dining/garden/sitting room featuring a wood burning stove, roof lantern and bi-fold doors which open onto the south-facing garden terrace.

The finely crafted and comprehensively fitted bespoke kitchen has a vaulted ceiling with exposed timbers and glazed ridgelights and provides an array of quality painted cabinets with granite counters and upstands, Butler sink with swan-neck extending mixer tap, double oven and warming/proving drawer, ceramic hob with extractor, plumbing for dishwasher and free-standing larder unit. The hardwood breakfast bar/peninsula unit also houses a wine cooler. A practical laundry/utility room will be found adjacent to the kitchen.

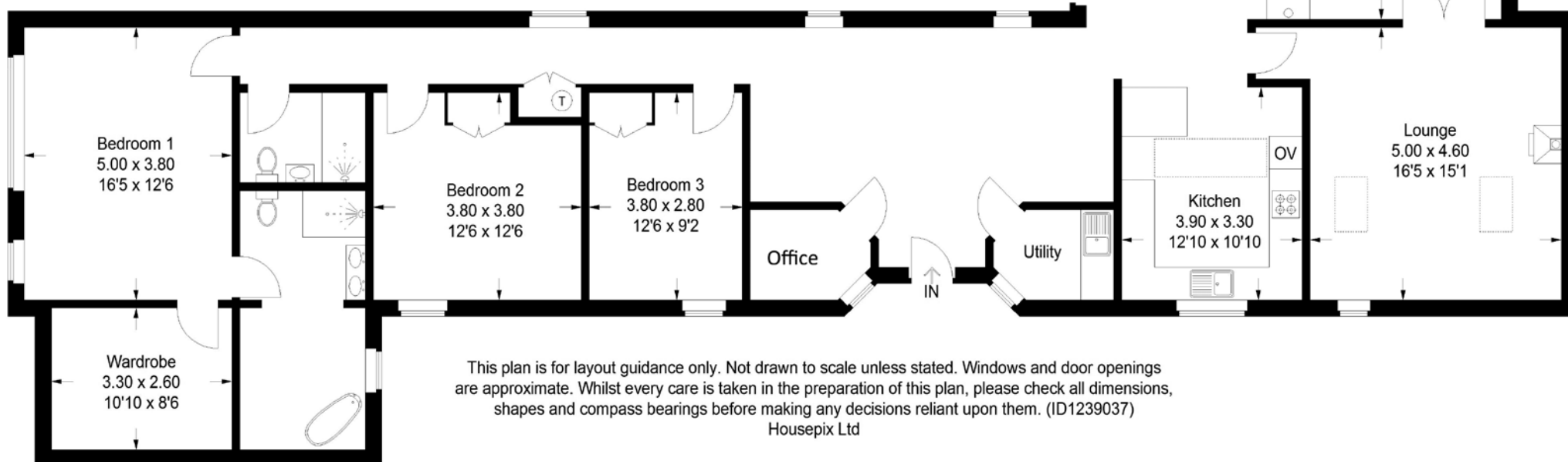




Approximate Gross Internal Area = 194.3 sq m / 2091 sq ft
 Garage = 22.8 sq m / 245 sq ft
 Total = 217.1 sq m / 2336 sq ft



(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. (ID1239037)
 Housepix Ltd



The rear hallway leads to the dormitory area with three excellent double bedrooms, all with vaulted ceilings and exposed 'A'-frame timbers, and a well-appointed shower room. The superb principal bedroom offers both a walk-in wardrobe/ dressing room and an exceptional en suite bathroom with washstand housing twin washbasins, storage cupboards and 'wet wall' splashback which extends into the double shower enclosure. There is also a free-standing bath, close-coupled WC and vertical double-column radiator.

OUTSIDE

The property occupies an attractive plot with both southerly and westerly aspects, enclosed by post and rail fencing to the side and rear, along with mature hedgerow, offering lawned area and shrub beds and raised south-facing terrace. There are external electrical sockets to both front and rear.

A gated drive opens to the extensive off-road parking and provides access to the detached timber outbuilding, ideal for use as garaging, workshop or storage.

DETACHED GARAGE/WORKSHOP

5.50m x 4.00m (18' 1" x 13' 1")

Double doors, additional side door to garden.

BUYERS INFORMATION

To comply with government Money Laundering Regulations 2019, we are required to confirm the identity of all prospective buyers at the point of agreeing a sale. We use the services of a third party and there is a nominal charge for this service. Please note that we are unable to issue a Memorandum of Agreed Sale until the checks are complete.



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