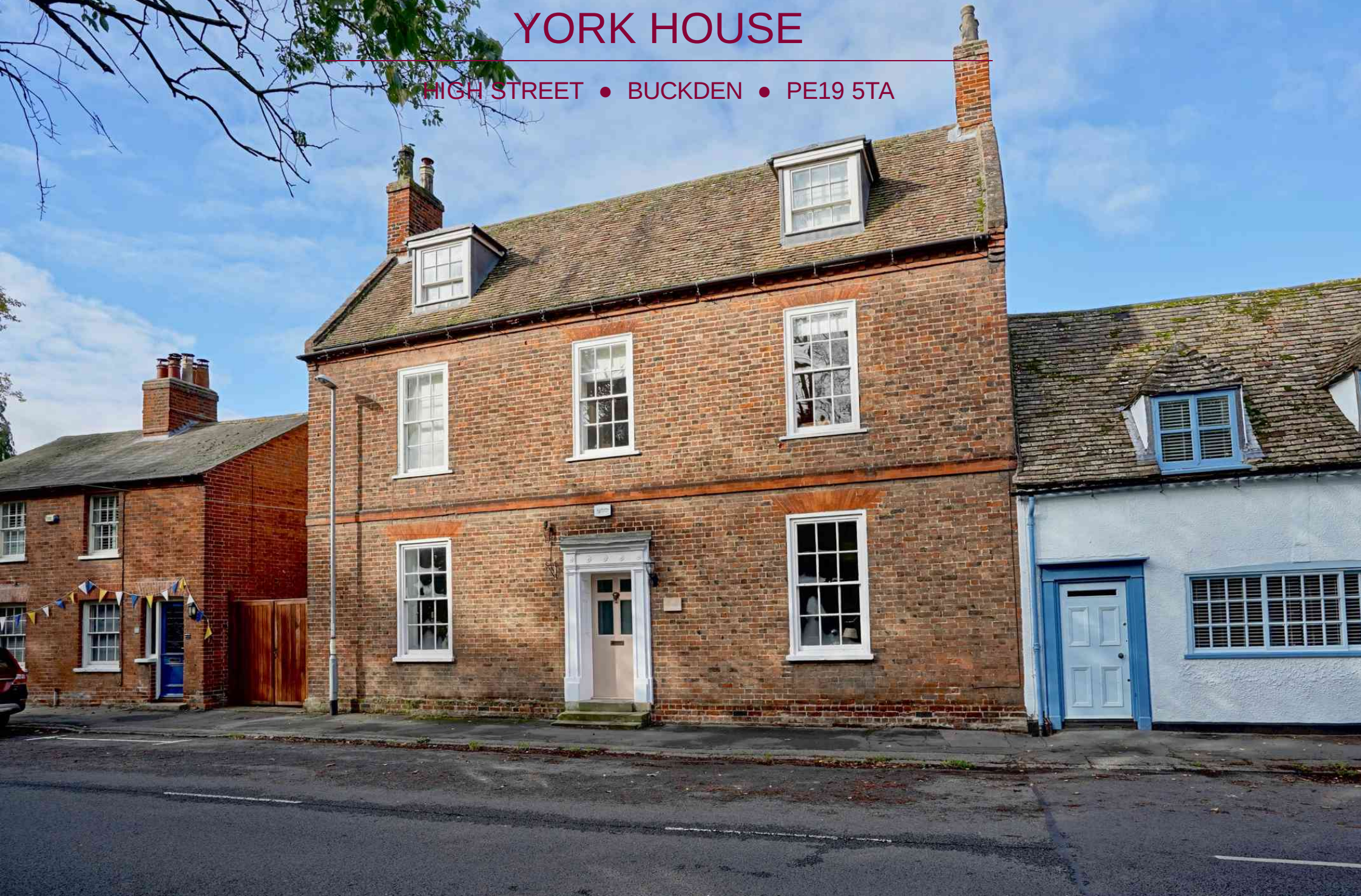


# YORK HOUSE

HIGH STREET • BUCKDEN • PE19 5TA





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- Stunning Grade II Listed Georgian Town House
- Many Original Character Features
- Three Generous Reception Rooms With Many Period Elements
- Detached Barn
- Five Double Bedrooms
- Bespoke Kitchen/Breakfast Room
- Beautiful Landscaped Walled Garden
- Two Car Driveway

This fine grade II listed late 18th Century townhouse occupies a prominent position within Buckden's conservation area overlooking the historic Buckden Towers.

The house offers generous five bedroom accommodation arranged over three floors with re-fitted sanitary ware and bespoke fitted Kitchen/breakfast room by De Vol. There are three impressive reception rooms on a wonderful scale, full of period features.

The first floor is accessed by both a primary and secondary staircase retaining the original 18th century balustrade. The principal bedroom has bespoke fitted furniture and a fabulous en-suite accessed at a lower level via its own staircase. The family bathroom is beautifully re-fitted with a freestanding bath and quality fixtures and fittings with a lovely limestone floor. The 2nd floor provides two generous double bedrooms which are served by a re-fitted shower room.

Outside there is a private gated driveway sufficient for two vehicles accessing a detached barn/work shop. The private and mature, walled rear gardens have been recently professionally landscaped with extensive terracing and heavily stocked beds and borders.

Overall York house offers wonderful accommodation thoughtfully blending both character and contemporary elements. Located within one of the areas most desirable villages viewing is highly recommended and by appointment only.

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

**Guide Price £850,000**

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





#### STONE STEP LEADING UP TO

Storm Canopy over heavy glazed panel door to

#### RECEPTION HALL

12' 9" x 6' 9" (3.89m x 2.06m)

Original balustrade to first floor, free standing cast iron radiator, ceiling extending to a 3.18m (10' 5") height, boxed electricity meter, large under stairs storage cupboard with automatic lighting, coving to ceiling, internal glazed door to **Inner Hall**, door to

#### DRAWING ROOM

25' 2" x 15' 9" (7.67m x 4.80m)

A light triple aspect room with full height sash picture window to front aspect retaining original window shutters, window to side, two cast iron free standing radiators, picture rail, coving to ceiling. Study Area Arranged at a lower level with French doors accessing garden terrace to the rear, a selection of bespoke book shelving, storage units, radiator with decorative cover, central grand feature fireplace with moulded timber surround and inset Living Flame coal effect gas fire with slate hearth, TV point, telephone point, wall light points, exposed timber floor boards.

#### SITTING ROOM

16' 8" x 16' 0" (5.08m x 4.88m)

Full height sash picture window to front aspect retaining original window shutters and latch work, two free standing cast iron radiators, central feature functional fireplace with moulded timber surround and slate hearth, wall light points, picture rail, coving to ceiling, exposed timber floor boards.





#### INNER HALL

7' 7" x 3' 11" (2.31m x 1.19m)

Under stairs storage, cupboard, porcelain floor tiling, inner door to

#### CLOAKROOM

7' 2" x 4' 7" (2.18m x 1.40m)

Side sash picture window to garden aspect, radiator, decorative panel work, recessed lighting, fitted in a two piece white range of sanitary ware comprising low level WC, wash hand basin, porcelain floor tiling.

#### DINING ROOM/MORNING ROOM

15' 8" x 14' 6" (4.78m x 4.42m)

Sash picture window overlooking garden terrace, decorative panel work, secondary stairs extending to the first floor, central dividing chimney feature, porcelain floor tiling.

#### KITCHEN/BREAKFAST ROOM

19' 4" x 15' 5" (5.89m x 4.70m)

Vaulted ceiling with exposed timber and beam work, recessed lighting, windows to two aspects, large walk in pantry with shelving, fitted in a bespoke range of base mounted cabinets by De Vol with complementing quartz work surfaces and up-stands, re-tiled surrounds, drawer units, pan drawers, double Butler sink unit with mono bloc mixer tap, central island incorporating three stool breakfast bar and additional cupboard storage, wine cooler and again topped in quartz, larder unit, space and plumbing for American style fridge freezer, a selection of Neff integrated appliances incorporating combination microwave, pyroelectric oven and warming drawer, induction hob with bridging unit and suspended extractor fitted above, double sided fireplace recess with inset wood burner, porcelain floor tiling.

#### LAUNDRY/BOOT ROOM

14' 9" x 6' 11" (4.50m x 2.11m)

A double aspect room with sealed unit picture window and French doors accessing garden terrace, fitted in a range of bespoke cabinets with complementing Oak work surfaces, inset Belfast sink unit, appliance spaces, high vaulted ceiling with exposed timber work, extractor, decorative panel work, porcelain floor tiling.

#### FIRST FLOOR GALLERIED LANDING

15' 11" x 6' 7" (4.85m x 2.01m)

Stairs extending to above floor, sash picture window to front aspect, freestanding cast iron radiator, coving to ceiling with 3.18m (10' 5") height, stained glass panel door accessing

#### FAMILY BATHROOM

14' 9" x 6' 5" (4.50m x 1.96m)



Approximate Gross Internal Area = 293.8 sq m / 3162 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. (ID1023011)  
Housepix Ltd



Fitted in a four piece white suite comprising low level WC, pedestal wash hand basin with mixer tap, freestanding Batteau bath with wall draining mixer tap, two picture windows to rear aspect, decorative panel work, vaulted ceiling with recessed lighting and exposed timber work, freestanding cast iron radiator incorporating towel rail, large airing cupboard housing Mega Flow hot water system and wall mounted gas fired central heating boiler serving hot water system, screened shower enclosure with independent shower unit fitted over, Travertine flooring.

#### PRINCIPAL BEDROOM

16' 5" x 16' 1" (5.00m x 4.90m)

A light double aspect room with sash picture window to front aspect and sash picture window to side, central grand Georgian fireplace with decorative fireplace and moulded surround, double panel radiator, picture rail, a selection of bespoke wardrobe ranges incorporating three double wardrobes, single wardrobe and additional double with hanging and shelf space, coving to ceiling.

#### EN SUITE SHOWER ROOM

8' 7" x 6' 4" (2.62m x 1.93m)

Accessed via a staircase leading to a lower level fitted in a three piece contemporary white suite comprising low level WC with concealed cistern, vanity wash hand basin with mixer tap, cabinet storage and vanity unit, tall storage cabinet, heated towel rail, extensive tiling, screened shower enclosure with multi head shower attachments, exposed timber work, recessed lighting window to side aspect, decorative floor tiling with under floor heating.

#### BEDROOM 2

16' 1" x 14' 2" (4.90m x 4.32m)

3.18m (10' 5") ceiling height, coving to ceiling, picture rail, sash picture window to front aspect, double panel radiator, central grand fireplace with cast decorative inset and tiled hearth, extensive wardrobe range incorporating two triple floor to ceiling wardrobes and linen storage cupboards, stairs lead down to secondary landing with stairs extending down to **Dining Area**.

#### BEDROOM 3

14' 9" x 14' 3" (4.50m x 4.34m)

Picture window to garden aspect to the rear, decorative tongue and groove panel work, central decorative functional fireplace with tiled hearth, bespoke selection of cabinets and cupboard storage incorporating two triple wardrobes with hanging and shelving, additional storage cupboards, display recesses, exposed timber floor boards.

#### SECOND FLOOR LANDING

Decorative cast radiator, conservation roof lights to garden aspect, a selection of three eaves storage cupboards with hanging and shelf space.

#### BEDROOM 4

17' 0" x 12' 3" (5.18m x 3.73m)

A triple aspect room with sealed unit sash picture windows to front and side aspects, conservation roof light to rear aspect, eaves cupboard storage, exposed timber work, recessed lighting, central chimney feature.

#### SHOWER ROOM

6' 3" x 5' 11" (1.91m x 1.80m)

Re-fitted in a three piece contemporary white suite comprising low level WC with concealed cistern, vanity wash hand basin with mixer tap, extensive tiling, conservation roof light to rear, chrome heated towel rail, screened shower enclosure with independent shower unit fitted over, extractor, recessed lighting, porcelain floor tiling.

#### BEDROOM 5

10' 10" x 10' 2" (3.30m x 3.10m)

A double aspect room with sash picture windows to front and side aspects, double panel radiator, recessed lighting, central cast decorative Georgian fireplace.

#### OUTSIDE

There is a private driveway giving provision for two vehicles accessing the **Detached Barn** with power and lighting. There is gated access to the rear. The gardens are beautifully arranged and professionally landscaped with extensive paved terraces arranged over several levels, brick constructed planters, outside tap and lighting. There are establishing box hedged borders and ornamental trees, an expanse of lawns, heavily stocked shrub and flower borders with a selection of deciduous and evergreen specimen shrubs and stocks enclosed by a combination of brick walling offering a good degree of privacy.

#### TENURE

Freehold  
Council Tax Band - E





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