

WISTOW LODGE

CHURCH STREET • WISTOW • PE28 2QE





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- Stunning Character Home
- Many Character Elements And Period Features
- Fabulous Detached Barn
- Desirable Village Location
- Five Double Bedrooms With En Suite To Principal Bedroom
- In All Approximately 0.75 Acre Formal Gardens (stms)
- Generous Driveway With Plenty Of Parking Provision
- Conservation Area With Beautiful Open Countryside Views

This elegant and substantial residence offers truly exceptional character accommodation extending in excess of 4000 sq ft. The house is arranged over two floors and retains many period features and character elements with wonderfully proportioned rooms presented on a grand scale. Centred around a generous 58' reception hall the accommodation provides a stunning drawing room, formal dining room, morning room, cloakroom and study offering a pleasant working from home space, a well appointed kitchen/breakfast room with island and walk in pantry and boot room/utility completes the ground floor configuration.

The first floor extends from a large landing space to offer five double bedrooms with en suite and further family bathroom. Each room offers something different in terms of character features and fine detailing.

Outside the house stands in beautifully stocked, formally arranged gardens approaching 0.75 of an acre (subject to measured survey). The beautifully presented grounds consist of expansive lawns stocked with a large variety of notable ornamental trees, box hedging and mature boundaries. There is a large detached **Barn/Workshop** offering a versatile range of uses and a substantial driveway with parking provision for six or more vehicles. Stunning rolling countryside views extend to the rear and the garden offers a high degree of privacy.

The house is reputed to have historic connections to Oliver Cromwell's family who had strong connections by marriage to Wistow village. A truly special and historic home that must be viewed to be fully appreciated and understood. The property is being sold with NO FORWARD CHAIN.

**Peter
Lane**
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Guide Price £900,000

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





HEAVY PANEL DOOR

With picture window above and original box lock.

ENTRANCE PORCH

Flagstone flooring, window to front aspect, double panel radiator, part vaulted ceiling line, coats hanging area, dado rail.

RECEPTION HALL

58' 5" x 9' 7" minimum (17.81m x 2.92m)

A generously scaled space with wall light points, dado rail, arch display recess, telephone points, high moulded skirting, stairs to first floor, double panel radiator, display sill, exposed structural timberwork, circular porthole window to side aspect, inner door to

KITCHEN/BREAKFAST ROOM

16' 6" x 14' 6" (5.03m x 4.42m)

Fitted in a range of base and wall mounted cabinets with complementing work surfaces and tiling, a double aspect room with sash picture windows to front and side aspects, two double panel radiators, central island work station, drawer units, pan drawers, integral wine rack, fixed display shelving, central brickwork chimney recess with timber bressumer above and space for cooking range with twin extractors fitted above, glass fronted display cabinets, breakfast bar, pammet flooring.

WALK IN SHELVED PANTRY

Window to side aspect, fixed display shelving, cabinet storage.





MORNING ROOM

14' 5" x 14' 5" (4.39m x 4.39m)
Dado rail, wall light points, central fireplace recess with open fire basket, timber bressummer and exposed timberwork, bay window to rear aspect, picture windows and French doors to garden terrace, exposed timberwork.

INNER HALL

Coats hanging area, recessed lighting, inner door to

CLOAKROOM

Fitted in a two piece white suite comprising low level WC, corner wash hand basin, window to garden aspect, pammet flooring.

UTILITY/BOOT ROOM

13' 1" x 7' 4" (3.99m x 2.24m)
Flagstone flooring, glazed door to garden aspect, wall mounted Worcester Bosch gas fired central heating boiler serving hot water system and radiators, inset Butler sink unit, fitted with a range of base units with work surfaces, appliance spaces, single panel radiator, recessed lighting, fuse box and master switch.

DRAWING ROOM (BALL ROOM)

22' 3" x 21' 7" (6.78m x 6.58m)
A stunning, voluminous room with a 3.29m ceiling height, dado rail, picture rail, wall light points, five double panel radiators, full height sash picture windows framing a stunning outlook on to the formal gardens to the rear, TV point, telephone point, impressive gilt framed integrated mirror, sprung ballroom dance floor, cast iron decorative feature functional fireplace.

STUDY/HOME OFFICE

18' 5" x 8' 6" (5.61m x 2.59m)
Wall light points, dado rail, wall mounted cabinet, sash picture window to front aspect.

FORMAL DINING ROOM

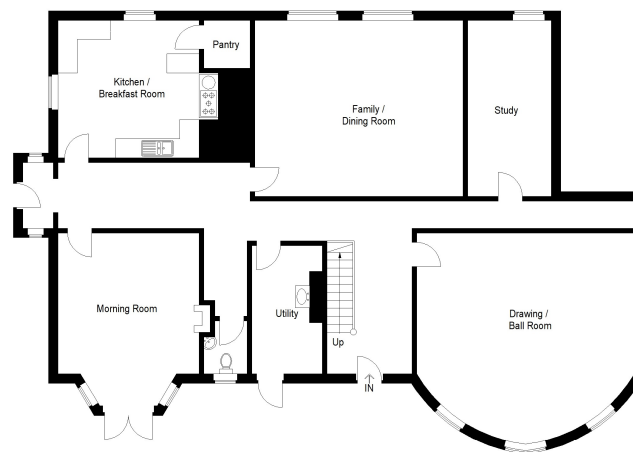
21' 4" x 18' 3" (6.50m x 5.56m)
Twin sash picture windows to front aspect, wall light points, three radiators, central feature fireplace with moulded timber surround, tiled hearth and open fire basket, exposed structural timberwork.

FIRST FLOOR LANDING

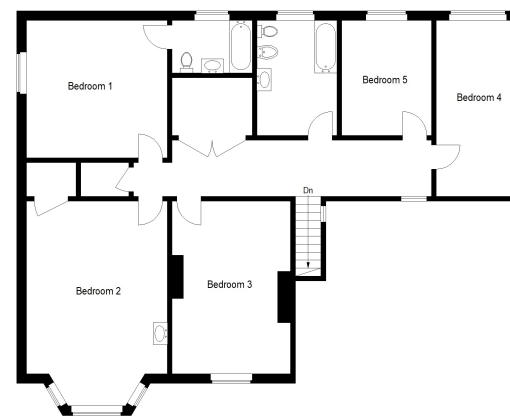
31' 4" x 12' 0" (9.55m x 3.66m)
Window to rear aspect, exposed Oak structural timberwork, double panel radiator, wall light points, access to secondary loft space, extensive double airing cupboard housing hot water cylinder and shelving, walk in shelved linen



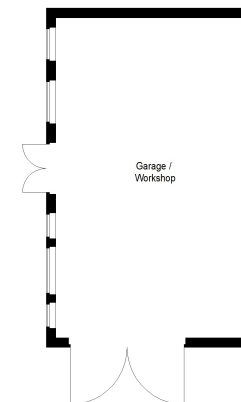
Approximate Gross Internal Area = 335.0 sq m / 3606 sq ft
 Garage / Workshop = 62.7 sq m / 676 sq ft
 Total = 397.1 sq m / 4274 sq ft



Ground Floor



First Floor



(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. (ID1246042)
 Housepix Ltd

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cupboard, exposed Oak timber floor.

PRINCIPAL BEDROOM

14' 1" x 13' 1" (4.29m x 3.99m)
Double panel radiator, wall light points, exposed Oak structural timberwork, side sash picture window to side aspect, radiator, exposed Oak timber floor.

EN SUITE BATHROOM

7' 3" x 6' 9" (2.21m x 2.06m)
Fitted in a three piece suite comprising low level WC, pedestal wash hand basin, panel bath with hand mixer shower, exposed Oak floor boards, glazed sill, Oak structural timberwork, access to loft space, recessed lighting, side sash picture window to front elevation.

GUEST BEDROOM

17' 7" x 12' 2" (5.36m x 3.71m)
A stunning rear facing room with sash picture window perfectly framing open field views over the formal gardens, pedestal wash hand basin with tiling, wall light points, two double panel radiators, recessed lighting, part vaulted ceiling line.

BEDROOM 3

17' 9" x 14' 9" (5.41m x 4.50m)
Dado rail, wall light points, period wash hand basin, sealed unit sash picture bay window to rear aspect, 2.82m ceiling height, walk-in wardrobe.

BEDROOM 4

18' 1" x 8' 10" (5.51m x 2.69m)
Side sash picture window to front aspect, double panel radiator, single panel radiator, exposed timberwork, recessed lighting.

BEDROOM 5

12' 2" x 9' 4" (3.71m x 2.84m)
Side sash picture window to front elevation, double panel radiator, wall light points, exposed structural timberwork.

FAMILY BATHROOM

12' 2" x 8' 10" (3.71m x 2.69m)
Fitted in a four piece white suite comprising low level WC, bidet with mixer tap, pedestal wash hand basin, shaver point, wall light points, panel bath with folding shower screen and independent shower unit fitted over, extensive tiling, extractor, vinyl floor covering, side sash picture window to front aspect, double panel radiator, recessed lighting.

OUTSIDE

The house stands in beautifully maintained, gated formal grounds approaching three quarters of an acre (subject to measured survey) with an extensive gravel driveway sub-divided by double wrought iron gates leading to an additional parking area giving provision for six to eight vehicles accessing the **Detached Barn/Workshop**. The front garden is primarily lawned and well stocked with a selection of ornamental shrubs, rose beds and specimen evergreen trees enclosed by evergreen hedging. The **Detached Barn** offering a range of versatile uses measures approximately 32' 10" x 20' 0" (10.01m x 6.10m) with power, lighting and double doors to the front and side. There is a **Green House** and an additional area of garden to the side of the barn. The Southerly facing rear gardens are beautifully stocked, mature and private, formally arranged with central box hedging, a large selection of fruit trees and quite a number of further notable trees, there are well established rose beds and the gardens are enclosed by evergreen hedging offering a good degree of privacy. The grounds back onto stunning open countryside with lovely, uninterrupted field views.

BUYERS INFORMATION

To conform with government Money Laundering Regulations 2019, we are required to confirm the identity of all prospective buyers. We use the services of a third party, DezRez Legal, who will contact you directly. They will need the full name, date of birth and current address of all buyers. There is a nominal charge payable direct to DezRez Legal. Please note that we are unable to issue a Memorandum of Agreed Sale until the checks are complete.

TENURE

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