

**Peter
Lane**

WISHLIDGE • PARK ROAD • BRAMPTON • HUNTINGDON • PE28 4RN

PARK FARM

PARTNERS
EST. 1999
Town & Country





WEST LODGE ● PARK ROAD ● BRAMPTON ● HUNTINGDON ● PE28 4RN

Guide Price £950,000

West Lodge is a wonderfully positioned and truly individual family home offering generous accommodation. The original mid-Victorian Gothic cottage has been extended and refined over the years to create a four bedroom, three/four reception roomed family residence.

The accommodation is centred around a generous re-fitted kitchen/breakfast room with stable door enjoying garden aspect to the rear of the building. All sanitary ware has been updated with a stunning contemporary en suite to the principal bedroom. The house retains much original character and some interesting elements offering a beautifully proportioned family home within a stunning woodland development positioned on the edge of Park Farm.

The property stands in a generous third of an acre plot with an extensive drive way giving parking provision for numerous vehicles. There is a large detached garage/barn originally built with a future plan of creating an additional dwelling (stpp) and would offer an ideal working from home space, office, gym and numerous other uses.

Overall a stunning family residence within this ever desirable village location. Viewing is by appointment only.





PILLARED VAULTED AND TILED STORM PORCH TO

Gothic arch panel door to

RECEPTION HALL

16' 9" x 12' 6" (5.11m x 3.81m)

Picture window to front aspect, stairs to first floor, wall light points, exposed timber work, radiator with decorative cover, central decorative Victoriana fireplace with moulded timber surround, exposed timber floor boards, bespoke joinery incorporating base mounted cabinet and fixed display shelving.

SITTING ROOM

26' 7" x 12' 6" (8.10m x 3.81m)

A double aspect room with picture window to the front and French doors accessing garden terrace to the rear, two radiators each with its own decorative cover, exposed structural timber work, ceiling beam work, TV point, recessed lighting, central brick work chimney feature fireplace (not currently in use), inner door to

STUDY

12' 2" x 6' 11" (3.71m x 2.11m)

Fixed display shelving, double panel radiator, sealed unit picture window to side aspect, timber work to ceiling.

OFFICE

13' 5" x 6' 11" (4.09m x 2.11m)

Panel door to side aspect, a double aspect room with picture windows to side and rear aspects, double panel radiator, timber work to ceiling, concealed fuse box and master switch.

INNER HALL

6' 7" x 5' 3" (2.01m x 1.60m)

Single panel radiator, sealed unit picture window to garden aspect to the side, under stairs storage cupboard, coats hanging area, recessed lighting, exposed timber floor boards.

CLOAKROOM

5' 11" x 2' 4" (1.80m x 0.71m)

Fitted in a two piece white suite comprising low level WC, wall mounted wash hand basin with natural stone tiling, sealed unit window to garden aspect, recessed lighting, beam work, fitted cabinet, exposed timber floor boards.



KITCHEN/BREAKFAST ROOM

20' 0" x 13' 1" (6.10m x 3.99m)

A double aspect room with stable door to side aspect and sealed unit picture windows to rear, fitted in a bespoke range of base and wall mounted cabinets with complementing black granite work surfaces and re-tiled surrounds, drawer units, integral wine rack, space for free standing American style fridge freezer, sliding shelf drawer units, integrated appliances incorporating dishwasher, washing machine, and fridge, space for tumble dryer, under unit lighting, timber work to ceiling, recessed lighting, central inglenook fireplace with exposed brick work chimney feature and space for cooking range with extractor unit fitted above, single drainer ceramic sink unit with mono bloc mixer tap, fixed display shelving, natural slate flooring.

FIRST FLOOR GALLERIED LANDING

23' 11" x 16' 1" (7.29m x 4.90m)

Sealed unit picture window to garden aspect, double panel radiator, exposed structural timber work, beam work to ceiling, access to loft space, wall light points, airing cupboard housing hot water cylinder and shelving.

PRINCIPAL BEDROOM

17' 9" x 13' 1" (5.41m x 3.99m)

Two sealed unit windows to rear aspect and picture window to side, two double panel radiators, extensive wardrobe range with hanging and shelving, panel work to ceiling, exposed timber work, telephone point, recessed lighting.

EN SUITE BATHROOM

12' 2" x 6' 11" (3.71m x 2.11m)

Re-fitted in a contemporary range of white sanitary ware comprising low level WC, free standing Batteau bath with mixer tap, towel rail, surface mounted sink unit with mono bloc mixer tap, over sized screened shower enclosure with independent shower unit fitted over, single panel radiator, sealed unit window to side aspect, access to loft space, extensive tiling with natural stone contour border tiling, part vaulted ceiling with recessed lighting, ceramic tiled flooring.

BEDROOM 2

3.9m x 3.7m (12' 10" x 12' 2")

Sealed unit picture window to front aspect, double panel radiator, central decorative cast Victoriana fireplace, bespoke joinery with base mounted cabinets, double wardrobe with hanging and shelving, fixed display shelving.



BEDROOM 3

12' 6" x 12' 2" (3.81m x 3.71m)

Central fireplace with inset decorative Victorian fire basket, bespoke joinery incorporating base mounted cabinets, fixed display shelving, sealed unit picture window to front aspect, double panel radiator.

BEDROOM 4

9' 10" x 7' 10" (3.00m x 2.39m)

Sealed unit picture window to garden aspect, single panel radiator, part vaulted ceiling, timber work, recessed lighting.

FAMILY BATHROOM

11' 10" x 9' 10" (3.61m x 3.00m)

A double aspect room with sealed unit picture windows to two rear aspects, fitted in a four piece traditional white suite comprising low level WC, pedestal wash hand basin, panel corner bath with hand mixer shower, screened shower enclosure with independent shower unit fitted over, part vaulted ceiling with recessed lighting, beam work, double panel radiator, standalone chrome towel rail, exposed timber floor boards.



OUTSIDE

The property stands in beautifully mature and private grounds of approximately one third of an acre (stms). The property is approached via an extensive gravelled driveway giving provision for a number of vehicles accessing the **Oversized Detached Garage** with gated access to both sides of the property. The front garden is hard landscaped and laid to herringbone brick paving with areas of lawn and enclosed by established evergreen hedging and picket fencing. The gardens extend to side and rear lawned areas, constructed planters, extensive herringbone brick paving, patio and terrace, a pleasant covered seating area with mature Wisteria. The terrace extends to a further seating area with lawns extending to the rear, prepared borders stocked with a selection of ornamental trees, shrubs and rose beds. The garden is enclosed by picket fencing and hedging offering a good degree of privacy with outside lighting.

GARAGE

18' 10" x 19' 4" (5.74m x 5.89m)

The outbuilding has huge scope for conversion with a large eaves storage space, windows to both aspects and private door to the side, single up and over door and would lent itself for additional accommodation subject to relevant planning permission and building regulations.

TENURE

Freehold

Council Tax Band - E

Town-and-Country

Ground Floor

Approx. 94.9 sq. metres (1021.9 sq. feet)



First Floor

Approx. 94.9 sq. metres (1021.9 sq. feet)



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