



ST JAMES | LITTLE RAVELEY | HUNTINGDON | PE28 2NF

£450,000

COUNTRY HOMES | COTTAGES | UNIQUE PROPERTIES | CONVERSIONS | PERIOD PROPERTIES | LUXURY APARTMENTS

FINE & COUNTRY
Homes by Thomas Morris

St James, Little Raveley, PE28 2NF

Anyone looking to live in a property with a strong historical past would be hard pressed to find somewhere older than the converted church of St James in Little Raveley, which dates back to the 13th century.

The grade II* listed property is noted for its impressive Norman arches. Any work carried out had to preserve all the ancient architectural features including the leaded light windows and original entrance door, and the alterations had to leave the front elevation of the building unchanged.

The church was deconsecrated in 1975, but it wasn't until ten years later that work started to transform it into a home. Even then, the conversion stalled, and only when the current owner took it on in 1994, was justice done to this beautiful building. "I was immediately captivated by its powerful ambience and walking in for the first time I could envisage a layout which would create a stunning home," says the owner.

The church is so old it was built before stain glass windows were widely used and the belfry is simple too, being constructed at a time ahead of towers and steeples. The large leaded glass windows throw a huge amount of light into the church in addition to the new windows installed in the belfry. The lounge with its magnificent vaulted ceiling is in the original chancel. The rooms in the nave are over three floors. The kitchen/dining room and one bedroom are downstairs and three other

bedrooms are on the first and second floors. All the bedrooms are en-suite.

"When I bought the church it had been totally stripped of its religious artefacts, including the font, which is now in Peterborough Museum," explains the owner. "For me, it was important to preserve this building's religious roots and all the renovations have been done sympathetically with this in mind. I was lucky enough to find two wall mounted holy water finger bowls still in place. The lounge roof, stretching up to the rafters, always provokes a positive response from visitors and really is quite breathtaking. Christmas time is particularly amazing as we have a 20 foot tree which simply completes the magic of the season.

"In the loft room there are spectacular views over the Peterborough Fens," says the owner. "The hamlet of Little Raveley is very quiet with just a few houses. I have relished the tranquillity living here and returning from work in London feels like you've entered another world. There is a large garden surrounding the church and due to the nature of its past there are some gravestones. They're very old and anyone wanting to visit one would have to get permission from the diocese. The grounds



also needed a considerable amount of work when I moved here and I have planted trees and shrubs extensively, which 16 years on are well established and starting to look mature. There are many conifers giving the garden year round interest."

St James is in a delightfully peaceful hamlet, yet Ramsey is just four miles away for local shops. The A14 and Huntingdon are six miles drive and from the town's station there are regular fast trains to London.

"I feel a great sense of achievement having done this conversion," says the owner. "I never thought I would be in a position to own such a significant property and I have really enjoyed maintaining its historic ethos, yet creating a wonderful modern and interesting home."



- GRADE II LISTED
- MEDIEVAL CHURCH
- 13TH CENTURY
- ARCHITECTURAL FEATURES
- STAINED GLASS WINDOWS
- THREE BEDROOMS
- VAULTED LIVING ROOM
- KITCHEN BREAKFAST ROOM
- STUDY
- THIRD OF AN ACRE PLOT
- VILLAGE LOCATION

“I was immediately captivated by its powerful ambience and walking in for the first time I could envisage a layout which would create a stunning home.”



Magnificent arched timber door set in a 16th Century stone archway to:

ENTRANCE HALL

Spiral staircase to first floor. Exposed wood floor. Radiator with hand made oak cover and screen. 14th Century archway with door to rear garden.



KITCHEN DINING ROOM

22'11 x 15'9 (6.99m x 4.80m)

Two 16th Century pointed arched windows incorporating cinquefoil lights with vertical moulded orders and to the front aspect two earlier 14th Century, two centred stone arched windows each with two cinquefoil lights the rear aspect. Fitted in an extensive range of oak, wall and base mounted units with under pelmet lighting. Rolltop work surfaces with tiled splashbacks and inset stainless steel sink unit with drainer. Inset 6 ring Smeg stainless steel gas hob with a stainless steel commercial extractor hood over. Built in eye level Stoves double oven and grill. Plumbing for dishwasher and washing machine. Wine rack. Built in fridge/ freezer and drinks fridge. Radiator with hand made oak cover and screen. Exposed wood floor. TV and telephone points.



MAGNIFICENT SITTING ROOM

20'7 x 13'7 (6.27m x 4.14m)
 Formally the chancel, features a magnificent vaulted ceiling and at one end the magnificent 14th Century two centred arch with chamfered orders on engaged columns with moulded capital and base. Exposed beams and timbers. Two radiators with hand made oak covers and screens. Picture rails. Wood burning stove on a stone hearth with steel flue rising to ceiling height. TV, satellite and telephone points.

OFFICE/BEDROOM FOUR

10'0 x 7'8 (3.05m x 2.34m)
 Secondary glazed pointed stoned arched window to front aspect. Telephone and home highway point. Fitted hand made cupboard. Radiator with hand made oak cover and screen. Door to:

EN SUITE SHOWER ROOM

Obscure secondary glazed window to rear aspect. Fitted in a high quality three piece suite comprising fully tiled shower cubicle, pedestal wash hand basin and low level W.C. Fully tiled. Radiator with hand made oak cover and screen. Shaver socket. Extractor fan.



FIRST FLOOR LANDING

Spiral staircase to second floor. Airing cupboard housing hot water cylinder with immersion heater and calor gas fired boiler.

MASTER BEDROOM

15'10 x 13'3 (4.83m x 4.04m)
 Views to front and rear elevations through pointed stone arch windows rising up from below. TV and telephone points. Two radiators with handmade decorative oak covers and screens. Exposed beams and door to:

EN SUITE SHOWER ROOM

Fitted in a three piece suit comprising, low level W.C., pedestal wash hand basin and Acomo moulded shower cubicle with 5 body jets and glazed door. Tiled walls. Radiator with hand made oak cover and screen. Extractor fan.



BEDROOM TWO

12'2 x 8'8 (3.71m x 2.64m)

Views to the front elevation through the magnificent pointed stone arched window rising from the ground floor. TV point. Exposed beams. Radiator with hand made oak cover and screen. Door to:

EN SUITE BATHROOM

Fitted with a matching suite comprising, free standing roll top bath on ball and claw feet with mixer tap and telephone style shower attachment, low level W.C. and pedestal wash hand basin. Panelling to dado height. Part tiled walls. Extractor. Radiator with hand made oak cover and screen.

SECOND FLOOR LANDING

Velux window and door to:

BEDROOM THREE

15'7 x 10'0 (4.75m x 3.05m)

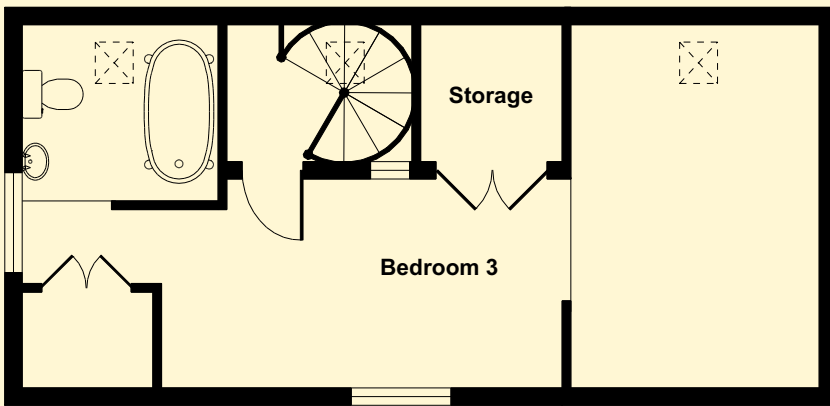
Radiator with hand made decorative oak cover and screen. Fitted wardrobe.

DRESSING ROOM

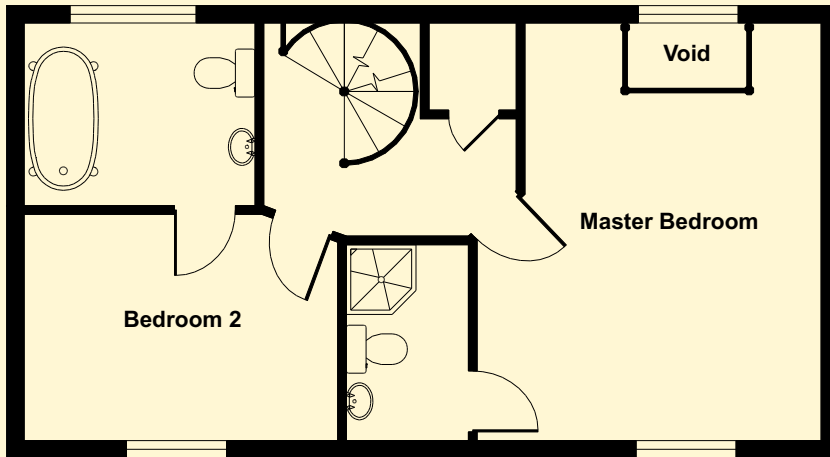
20'6 x 10'1 (6.25m x 3.07m)

Further wardrobes. Three velux windows to rear elevation. At the west end, the former bellcote is visible where the bells once hung, now creating an interesting architectural feature and partitioned by a glass blocked wall is the:

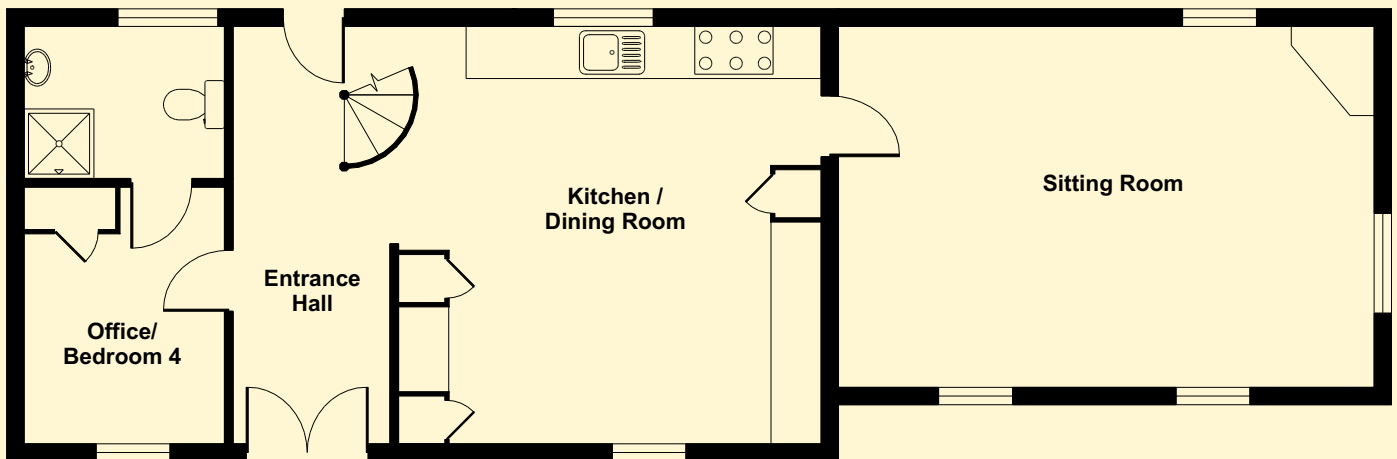
APPROX. GROSS INTERNAL FLOOR AREA 1678 SQFT / 155.8 SQM



SECOND FLOOR



FIRST FLOOR



GROUND FLOOR

SKETCH PLAN FOR ILLUSTRATIVE PURPOSES ONLY

All measurements wall doors window fittings and appliances their sizes and locations are shown conventionally and are approximately only and cannot be regarded as being a representation either by the seller of his agent.

We hope that these plans will assist you by providing you with a general impression of the layout of the accommodation. We wish to draw your attention to the fact that the plans are not to scale nor accurate in detail.

These particulars whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in the employment of Fine and Country has the authority to make or give any representation or warranty in respect of the property.

EN SUITE BATHROOM

Fitted in a three piece suite comprising, freestanding roll top bath on ball and claw feet with mixer tap, pedestal wash hand basin with arched glass splash back. and low level W.C. Inset ceiling lights.

OUTSIDE

The property is approached by a pair of Oak timber gates which open onto a gravel driveway with parking for 3.4 cars which runs beside the front garden around to the rear. Set to one side is;

DETACHED SINGLE GARAGE

Up and over door and beside a screened off area housing the calor gas tank and garden shed.

The enclosed gardens extend to the front, side and rear of St James and are predominantly laid to lawn with various mature trees, plants and shrubs with a paved terraced area. Due to the nature of the property, there are a number of grave and head stones dating back over the last few centuries.



AGENTS NOTES

Council Tax Band E

Calor gas heating

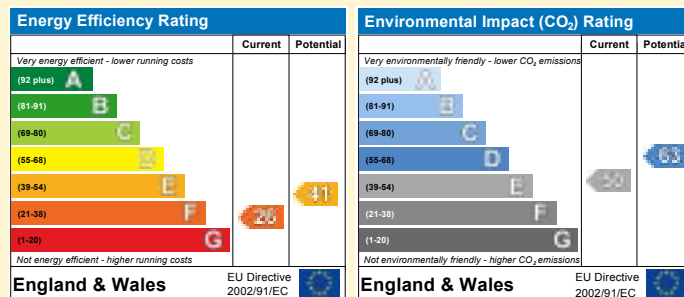
Freehold

Mains water Septic tank

The hand made oak radiator covers are not included in the sale price but area available by separate negotiation.



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