



Haven Barn Farm Maxey Road, Helpston Peterborough
£950,000 Freehold

**Sharman
Quinney**

Key Features



- Accommodation Totalling Approx 3300 sq ft
- Backing onto Open Countryside
- Stunning Kitchen Dining Space
- Lounge, Study and Games Room
- Five Bedrooms

Accommodation Includes Entrance Hall

With floor to ceiling windows to the front bathing the space in natural light this inviting space leads off to the principal reception rooms as well as having a large boot room and a downstairs cloakroom.

Kitchen

7.2m x 4.51m max (23'7" x 14'9" max). Installed in 2021 the high quality kitchen comprises a comprehensive range of base and eye level cupboards with quartz work tops over and integrated appliances including twin Neff ovens and separate Neff microwave, two Siemens warming drawers below, Neff coffee machine, two Bosch dishwashers, a Fisher & Paykel hob and extractor, Fisher and Paykel wine fridge and American fridge freezer and a Quooker hot water tap. A central island provides additional work top space with seating space around it and the space also benefits from air conditioning from the open plan Dining/Garden Room.

Dining/Garden Room

4.41m x 3.20m (14'5" x 10'6"). With a dual aspect including bi-fold doors opening on to the gardens and large feature window. There is a large built in fish tank to one wall creating a stunning focal point to the room.



Utility Room

Fitted with further base and eye level units with plumbing for washing machine, space for tumble drier and space for a further fridge freezer.

Sitting Room

5.46m x 5.32m max (17'11" x 17'5" max). With double doors opening on to the garden and a wood burning stove set in stone surround providing a focal point to the room. Air conditioning is also fitted.

Study

4.75m x 3.38m (15'7" x 11'1"). With windows to the front aspect and door to:

Games Room

5.95m x 4.84m max (19'6" x 15'10" max). A further spacious reception room with windows to the front, built in storage cupboard and air conditioning.

First Floor Landing

With a large feature window to the front.

Principal Bedroom

7.72m x 3.52m max (25'4" x 11'6" max). A stunning master suite Juliet balcony to the rear providing views over the open countryside beyond. Air conditioning.

Dressing Room

4.84m x 3.26m (15'10" x 10'8"), With a large floor to ceiling feature window providing exceptional views over open countryside to the rear and fitted with a comprehensive range of wardrobes and storage.

Ensuite

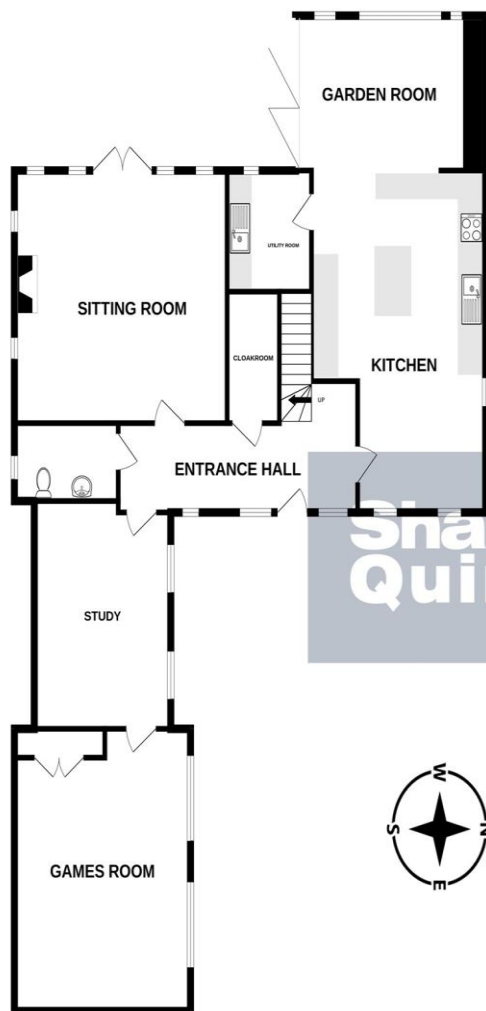
Fitted with a three piece suite comprising shower enclosure, wash hand basin and WC.

Bedroom Two

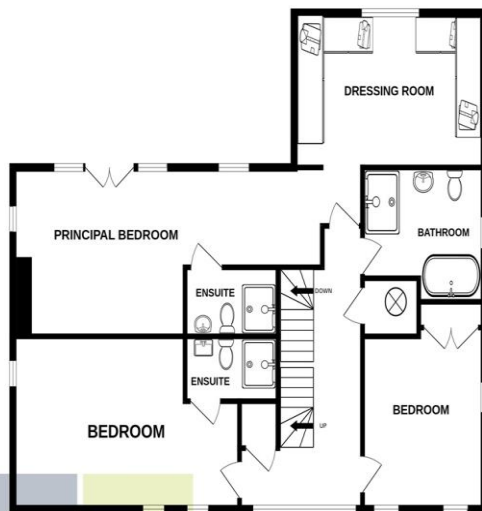
5.40m x 3.52m (17'8" x 11'6"). With windows to front and side aspects, air conditioning.



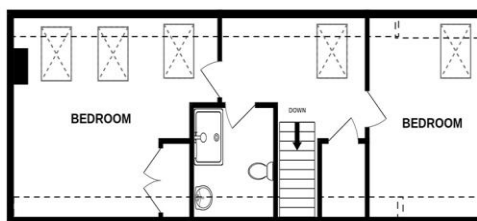
GROUND FLOOR



1ST FLOOR



2ND FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

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Ensuite

Fitted with a three piece suite comprising shower enclosure, wash hand basin and WC.

Bedroom Three

3.97m x 3.24m (13' x 10'7"). Dual aspect windows, air conditioning.

Family Bathroom

3.21m x 2.84m max (10'6" x 9'4" max). Fitted with a luxurious four piece suite comprising roll top bath, double shower enclosure, vanity wash hand basin, WC.

Second Floor Landing

Velux window to rear, large storage cupboard, doors to:

Bedroom Four

5.44m x 4.47m max (17'10" x 14'8" max). With three Velux windows to the rear and a built in double wardrobe. Air conditioning.

Bedroom Five

4.48m x 2.97m (14'8" x 9'9"). Velux window to rear, air conditioning.

Bathroom

Fitted with a three piece suite comprising shower enclosure, pedestal wash hand basin, WC.

Outside

The front of the property is enclosed by a stone wall with wooden gates across the driveway which is block paved providing ample driveway parking. The sunny West facing rear garden comprises a patio seating area leading off from the lounge and Dining/Garden Rooms which in turn opens on to lawns with planted borders. The garden backs on to open fields and countryside providing for an extremely high level of privacy.

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01778 343322

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