



The Hayloft Wold Road
Tansor, Peterborough PE8 6UY

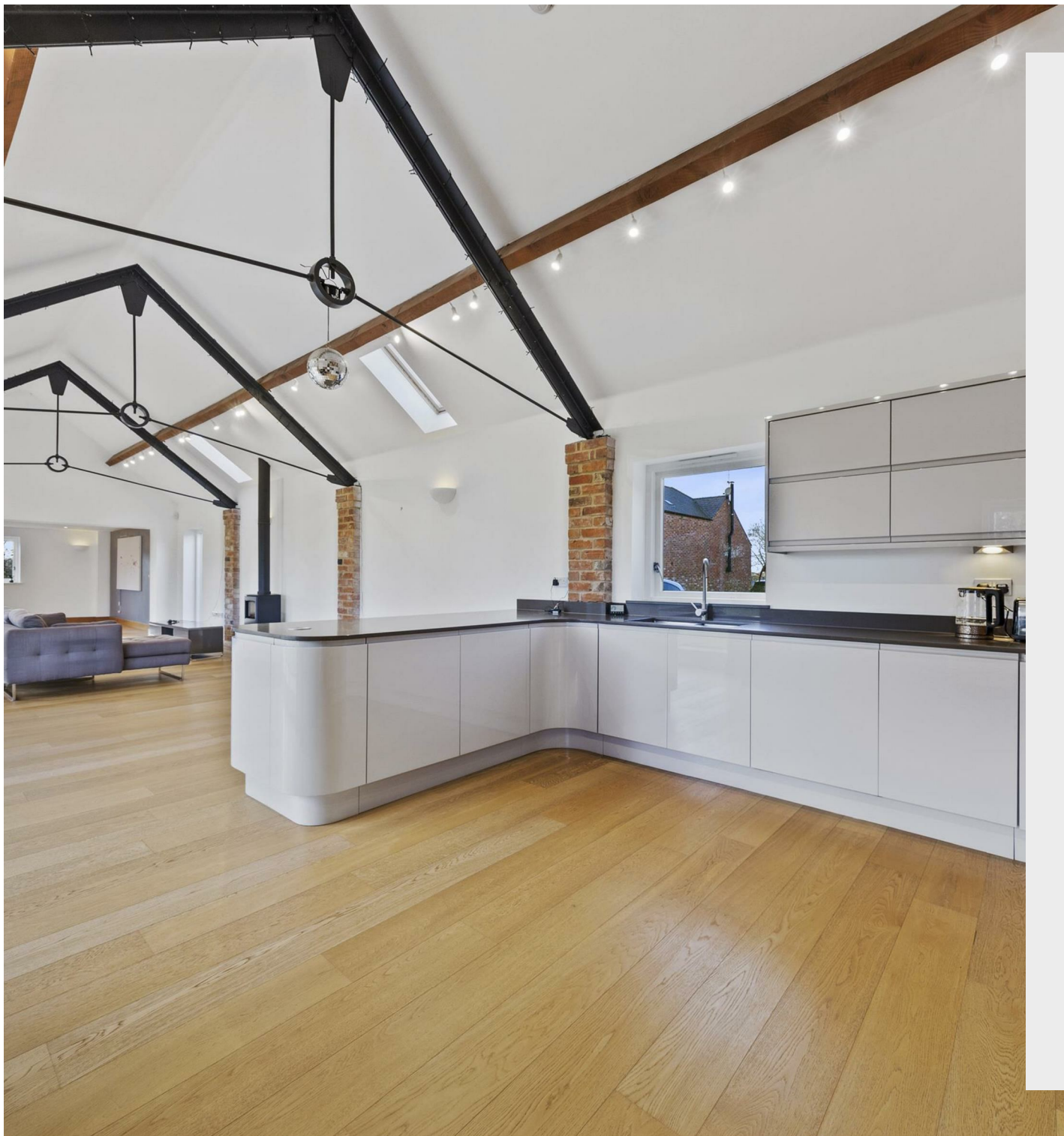


Simpson & Partners



The Hayloft Wold Road

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About the Property

Nestled within an exclusive development consisting of just three individual homes. This stunning four bedroom residence of brick construction enjoys open countryside views and can be found off a private driveway in a beautiful rural location. Enter the courtyard through brick archway into a private gravelled courtyard providing ample off road parking and large carport area. The gardens wrap around the property and are mainly laid to lawn with open field views. Finished to an exceptional high standard throughout boasting bespoke fittings to include oak flooring throughout, doors, windows, oak and glass staircase, heat source pump for the hot water and heating. The extensive and spacious accommodation comprises of two bedrooms on the ground floor with bedroom three having contemporary en-suite shower room - fully tiled having double walk in shower cubicle, vanity storage with wc and wash hand basin, down stairs wc and separate dining room. The hub of the house is the stunning 44' kitchen/living space with beams to ceiling and exposed brickwork, feature wood burning stove and large picture windows and patio doors having views over the garden, making this a great entertaining space. The kitchen is fitted with ample storage and built in appliances, door leads through to large utility room fitted with storage and having doors leading out the front and rear. To the first floor is a large landing area flooded with light from two skylights and doors leading to tiled family bathroom fitted with a three piece suite comprising bath with shower over, vanity storage, wc and wash hand basin. Two double bedrooms with the master boasting dressing area with four built in wardrobes and contemporary en-suite shower room. Offered with no chain, viewing is highly recommended to appreciate this stunning bespoke home.

Offers In Excess Of **£945,000**



To the front is a gravelled frontage providing off road parking and leading to large covered car port area. The large rear garden is mainly laid to lawn with patio area, mature trees and planters, enclosed with timber fencing and offering private aspect with open views.

The property is situated between the villages of Tansor and Warmington offering rural living and country walks. The village of Warmington boasts village shop, pub and school and the nearby Historic town of Oundle is a few minutes drive away providing many more amenities to include shops, restaurants and the sought after schooling.








The major town of Peterborough is approximately 20 minutes away with train links and road network links of the A1 give easy access to the M6./M1.





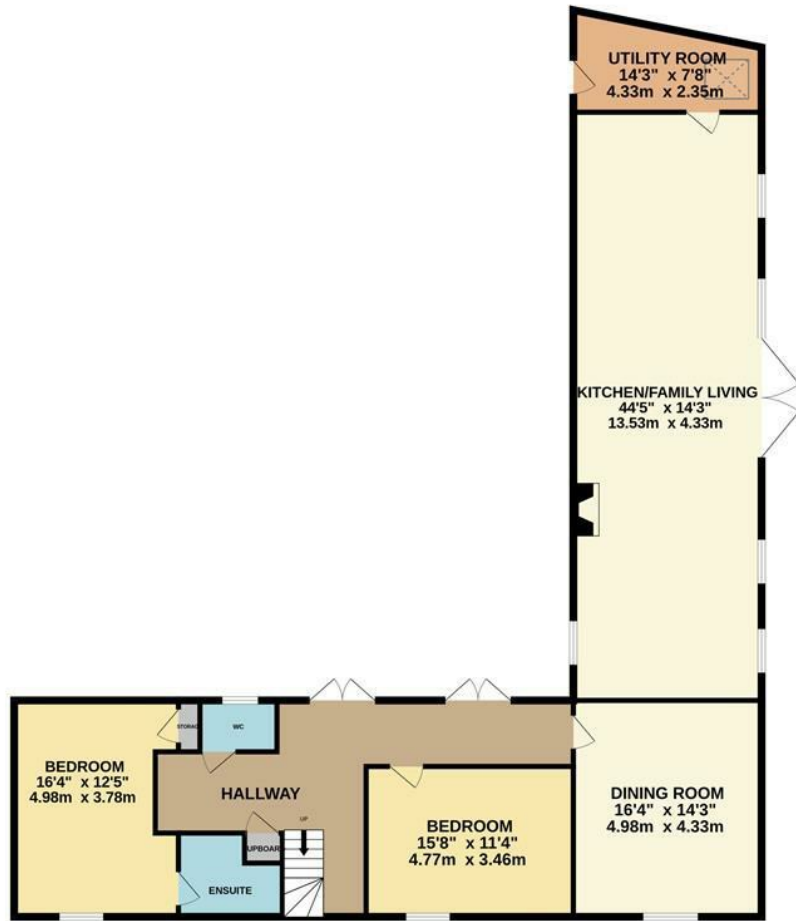


Energy Efficiency Rating

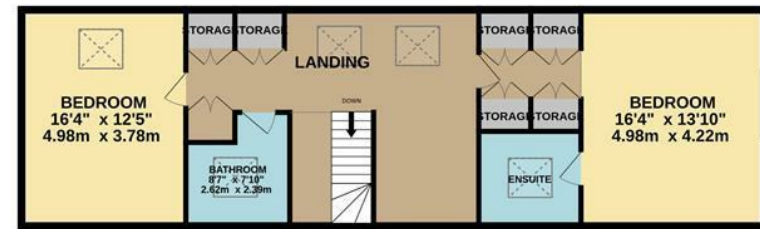
| | Current | Potential |
|---|----------------------------|---|
| Very energy efficient - lower running costs | | |
| (92 plus) A | | 94 |
| (81-91) B | 79 | |
| (69-80) C | | |
| (55-68) D | | |
| (39-54) E | | |
| (21-38) F | | |
| (1-20) G | | |
| Not energy efficient - higher running costs | | |
| England & Wales | EU Directive 2002/91/EC |  |



GROUND FLOOR
1635 sq.ft. (151.9 sq.m.) approx.



1ST FLOOR
915 sq.ft. (85.0 sq.m.) approx.



TOTAL FLOOR AREA : 2550 sq.ft. (236.9 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floor plan 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. The plan is copyright to Simpson and Partners and is for illustrative purposes and should only 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 can be given
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