



Offers in excess of £180,000
Farriers Court, ORTON LONGUEVILLE, PE2



 2
Bedrooms

 1
Bathroom

Pinnacle House, Newark Road | Sales@edward-stuart.co.uk

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Perfect First Home Opportunity

Edward Stuart are pleased to present this beautifully maintained two-bedroom coach house, offering a fantastic chance for first-time buyers. The property features a spacious open-plan lounge and dining area, a modern kitchen, two generous double bedrooms, and a recently updated bathroom. Additional benefits include a single garage, a front garden, and off-road parking.

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EPC rating: D | Council tax band: A | Tenure: Leasehold with £0 ground rent and service charge, with the opportunity to obtain the freehold.

Master Bedroom

3.117m x 3.427m // approximately 10.23 ft x 11.24 ft

A double bedroom with carpeted flooring, a wall-mounted radiator, and a UPVC double-glazed window facing the front.

Second Bedroom

1.977m x 3.134m // approximately 6.49 ft x 10.28 ft

Another double room featuring carpeted flooring, a wall-mounted radiator, and a UPVC double-glazed window overlooking the rear.

Bathroom

Equipped with a three-piece suite, including a paneled bath with a shower attachment, a pedestal washbasin, and a low-level WC. The bathroom is finished with splashback tiles, tiled flooring, a chrome heated towel rail, and a frosted UPVC window to the front.

Outside Space

The front garden is laid with gravel and can be used as an extra parking space. To the rear, you'll find off-road parking, a storage cupboard, and a single garage for your convenience.

Location

Situated in Orton Longueville, this home offers quick access to Peterborough city centre and its train station. It's also within walking distance of Ferry Meadows Country Park. The area boasts excellent local schools, a village shop, garden centre, pubs, and a golf course, making it a highly desirable place to live.

Entrance Hall Stairs with carpeting lead up to the first-floor landing.

Living Area

5.460m x 3.313m // approximately 17.91 ft x 10.87 ft

A spacious, carpeted open-plan living and dining area with a wall-mounted radiator, UPVC double-glazed windows to the front and rear aspects, and a television point.

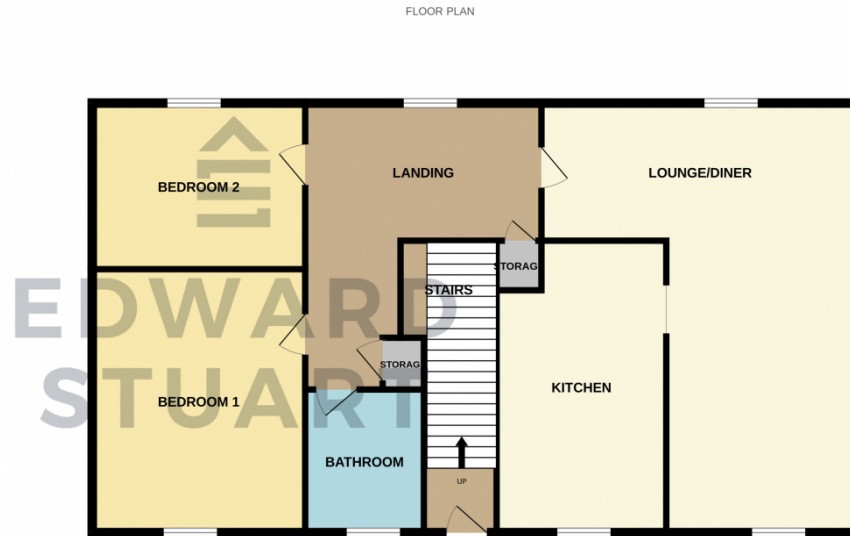
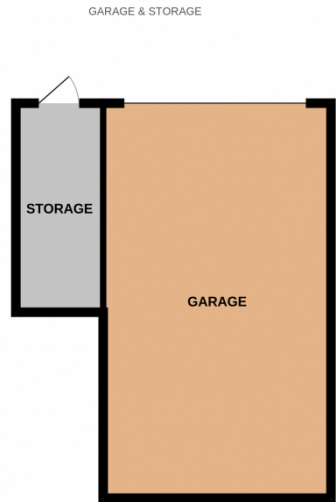
Kitchen

3.487m x 1.854m // approximately 11.44 ft x 6.09 ft

Fitted with a matching range of eye and base level units, worktop space, a stainless steel sink with single drainer and mixer tap, and space for a fridge freezer. There is also plumbing and space for a washing machine and dishwasher, an integrated dishwasher, a built-in electric oven with a four-ring hob, splashback tiles, a wall-mounted radiator, laminate flooring, and a UPVC double-glazed window to the front.



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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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