



Sun Street, Potton, SG19 2LR
Guide Price £580,000 - £600,000



LATCHAM ———
————— DOWLING

ESTATE AGENTS

*****REDUCED*** GREAT SIZED HOME IN THE HEART OF THIS MARKET TOWN*****

****GUIDE PRICE £580,000 - £600,000****

Latcham Dowling are delighted to offer for sale this 18th Century Grade 2 listed former Public House. The home as you would imagine offers a wealth of charm and character including exposed beams, two large "Inglenook" fireplaces as well as many other features. A real plus is both the size of the accommodation as well as the location being literally just off the Potton market square. However, step in the back garden and you are greeted by a 75' West facing rear garden that is simply beautiful and peaceful. In addition to this another massive benefit is the parking to the rear for several vehicles.

The property comprises of the following accommodation- Sitting Room/ Dining Room, inner hallway, Re-Fitted Kitchen, rear lobby, formal Lounge and a Wc/Utility room completes the ground floor. Upstairs there is a large landing. Bedroom one is 18' and has a four piece En Suite. There are two further bedrooms to the first floor as well as a dressing room/study and a family bathroom. The second floor has a further bedroom which is 15'.

This is a great character property and is situated in a wonderful location within Potton.

Potton is a market town with many amenities. It has two schools, pre-schools, a doctors' surgery, butchers, hardware store, various eateries, a newsagent, two vets and so much more. In addition, Sandy and Biggleswade are within a 3- and 4-mile drive respectively both offer mainline train stations to London St Pancras.

As said before, this property is truly in a great location, has been presented wonderfully and in keeping with a property of its age.

Entrance

Lounge/Dining Room
19'1 x 16'2 (5.82m x 4.93m)

Inner Hallway

Kitchen
13'9 x 13'6 (4.19m x 4.11m)

Rear Lobby

W.c./Utility Room
7' x 4'8 (2.13m x 1.42m)

Lounge
18'5 x 13'11 (5.61m x 4.24m)







Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(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	

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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