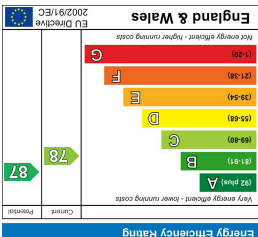


Disclaimer Important Notice: In accordance with the Property Franchising Act (1991) we have prepared these Sales Particulars as a general guide to give a broad description of the property. They are not intended to constitute part of an offer or contract. We have not carried out a structural survey and the services, purchases and specific fittings have not been tested. Neither has the Agent checked legal documents to verify the legal status of the property or the validity of any guarantees. All photographs, measurements, floorplans and distances referred to are given as a guide only and should not be relied upon for the purchases of carpets or any other fixtures or fittings. Lease details, service charges and ground rent (where applicable) are given as a guide only and should be checked and confirmed by your solicitor prior to exchange of contracts. PLEASE NOTE, IF THE PROPERTY IS BEING PURCHASED AS BUY TO LET, YOU SHOULD CONSIDER WHETHER SELECTIVE LICENSING IS APPLICABLE. YOU MAY FIND THE FOLLOWING LINK USEFUL- <https://www.deterborough.gov.uk/residents/housing/selective-licensing/selective-licensing>

Energy Efficiency Graph



A map showing the location of Bedford Hall in Thorney. The hall is marked with a purple icon and labeled 'Bedford Hall'. It is situated near the intersection of the A47 and B1040 roads. Other roads shown include Wisbech Rd, Crowland Rd, and B1443. The map is credited to Google and dated 2025.

Area Map



Floor Plan



Wisbech Road

Thorney, Peterborough, PE6 0SA

Nestled on Wisbech Road in the charming village of Thorney, Peterborough, this detached house presents a remarkable opportunity for those seeking a unique and spacious family home. Originally two cottages, this property has been thoughtfully combined to create a bespoke accommodation that retains its character while offering modern comforts.

Charming Village Cottage with Style, Character & Development Potential. This beautifully presented village cottage effortlessly combines period charm with contemporary living, offering a spacious and versatile layout with the added benefit of a two-storey barn, ideal for further development (subject to planning permission). At the heart of the home is a welcoming dining/snug area—perfect for family gatherings—leading through an archway to a stylish high-gloss kitchen, thoughtfully designed for both aesthetics and functionality. The ground floor also includes a bright entrance hall, a cloakroom/utility area, and a flexible bedroom or study. Stairs rise to a galleryed landing, providing access to a beautifully appointed living room, a luxury family bathroom, and a double bedroom featuring a vaulted ceiling and bespoke fitted wardrobes. A second staircase leads to an additional landing, with two further bedrooms—one of which is a generous double benefitting from a luxurious ensuite shower room, making it ideal for guests or family. Externally, the property continues to impress. A private, south-east facing courtyard patio provides the perfect setting for alfresco dining or relaxing in the sunshine. The principle dwelling has two garages (one false door) plus the 2 storey barn , and ample off-road parking for up to six vehicles. A significant highlight is the adjacent two-storey barn, offering exciting potential for conversion into an annexe or second dwelling (subject to the necessary consents). This exceptional home offers the perfect blend of character, space, and flexibility—all in a sought-after village location.

Entrance Hall
1.50 x 1.66 (4'11" x 5'5")

Bedroom Four/Study
3.15 x 1.56 (10'4" x 5'1")

WC/Utility Room
0.74 x 2.53 (2'5" x 8'3")

Dining Room/Snug
2.71 x 4.04 (8'10" x 13'3")

WC
0.96 x 1.67 (3'1" x 5'5")

Kitchen
1.53 x 3.43 (5'0" x 11'3")

Landing
2.92 x 0.90 (9'6" x 2'11")

Living Room
4.07 x 4.32 (13'4" x 14'2")

Bathroom
2.67 x 2.14 (8'9" x 7'0")

Master Bedroom
3.25 x 4.14 (10'7" x 13'6")

Landing
0.85 x 0.89 (2'9" x 2'11")

Bedroom Two
3.81 x 3.21 (12'5" x 10'6")

En-Suite To Bedroom Two
1.75 x 1.68 (5'8" x 5'6")

Bedroom Three
1.53 x 2.67 (5'0" x 8'9")

Garage One
3.83 x 4.29 (12'6" x 14'0")



Garage Two
2.75 x 4.61 (9'0" x 15'1")

Garage Three
2.15 x 3.65 (7'0" x 11'11")

Garage Four
2.59 x 4.43 (8'5" x 14'6")

Storage Room
5.16 x 4.68 (16'11" x 15'4")

EPC - C
78/87

Tenure - Freehold

IMPORTANT LEGAL INFORMATION

Construction: Standard
Accessibility / Adaptations: None
Building safety: No
Known planning considerations: None
Flooded in the last 5 years: No
Sources of flooding: n/a
Flood defences: No
Coastal erosion: No
On a coalfield: No
Impacted by the effect of other mining activity: No
Conservation area: Yes
Lease restrictions: No
Listed building: No
Permitted development: No
Holiday home rental: No
Restrictive covenant: No
Business from property NOT allowed: No
Property subletting: No
Tree preservation order: No
Other: No
Right of way public: Yes
Right of way private: Yes
Registered easements: No
Shared driveway: Yes
Third party loft access: No
Third party drain access: No
Other: No
Parking: Garage x 4, Off Street Parking
Solar Panels: No
Water: Mains
Electricity: Mains Supply
Sewerage: Mains
Heating: Gas Mains
Internet connection: Fixed Wireless
Internet Speed: up to 80Mbps
Mobile Coverage: EE - Great, O2 - Excellent, Three - Great, Vodafone - Great

Disclaimer: If you are considering purchasing this property as a Buy-to-Let investment, please be advised that certain areas may be subject to Selective Licensing schemes. Prospective purchasers are strongly advised to carry out their own due diligence to ensure compliance with any applicable licensing requirements, including any associated fees or obligations.

All information is provided without warranty. The information contained is intended to help you decide whether the property is suitable for you. You should verify any answers which are important to you with your property lawyer or surveyor or ask for quotes from the appropriate trade experts: builder, plumber, electrician, damp, and timber expert.

