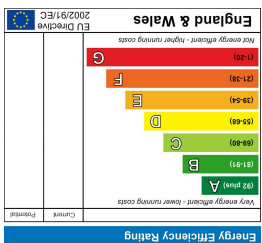


disclaimer: Important Notice: In accordance with the Property Misdescriptions Act 1991 (1) we have prepared these Sales Particulars as a general guide to give a broad description of the property. They are not intended to constitute part of an offer or contract. We have not carried out a structural survey and the services, appliances and specific fittings have not been tested. Neither has the Agent checked (legal documentation) to verify the legal status of the property or the validity of any guarantee. All photographs, measurements, floorplans and distances referred to are given as a guide only and should not be relied upon for the purchase 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.

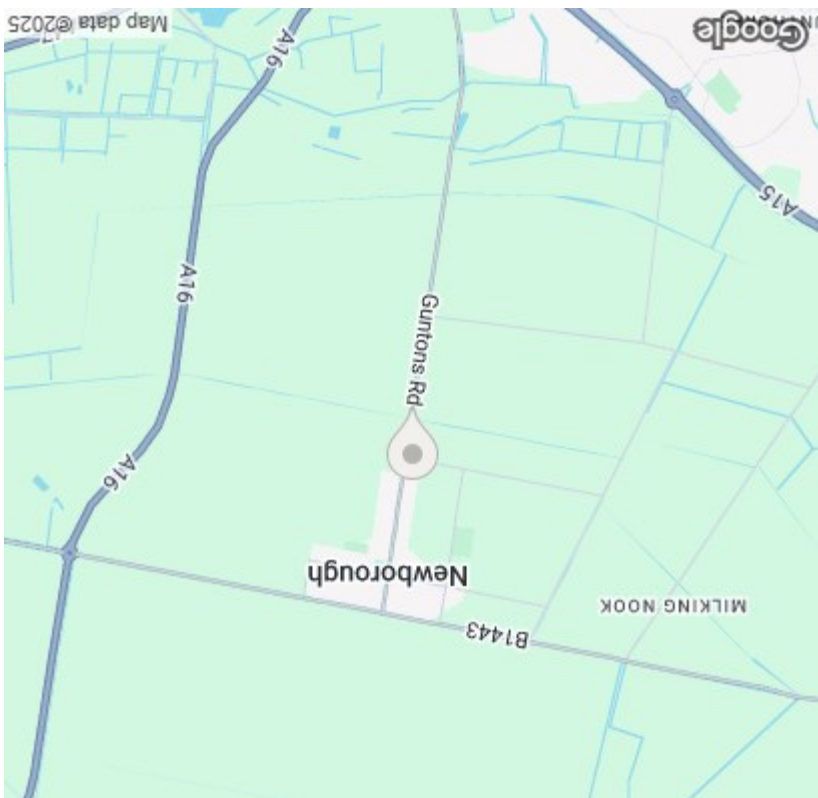
<https://www.petreborough.gov.uk/residents/housing/selective-licensing/selective-licensing-areas/>

Please contact our City & County Estate Agents - Crowland Office on 01733 212305 if you wish to arrange a viewing appointment for this property or require further information.

Viewing



Energy Efficiency Graph



Area Map



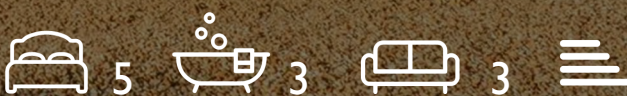
Floor Plan



Guntons Road

Newborough, Peterborough, PE6 7RU

Guide Price £750,000 - Freehold , Tax Band - F



Guntons Road

Newborough, Peterborough, PE6 7RU

Rare Lifestyle & Business Opportunity in 1.75 Acres
A superb five-bedroom detached chalet home (approx. 3,000 sq. ft.) set in stunning grounds with a successful 100-cat cattery business and scope for future development (STP). Perfect for buyers seeking space, income, and long-term potential in a desirable semi-rural Newborough location.

*** Probate has been applied for.*** A FANTASTIC OPPORTUNITY to acquire a SUPERB and UNIQUE DETACHED chalet-style residence, set in approximately 1.75 acres of beautifully maintained lawned gardens (STS). This versatile property not only offers substantial family accommodation but also an established and highly successful cattery business, which has been operated by the current owners for over fifteen years. The cattery provides accommodation for up to one hundred cats, with well-planned facilities and ancillary services, presenting an excellent turkey business opportunity for those wishing to continue in this line of work. Alternatively, the grounds and outbuildings lend themselves to a variety of lifestyle or business uses, subject to the necessary consents. The residential accommodation extends to approximately 3,000 sq. ft. and is designed with both space and comfort in mind. The property briefly comprises: a welcoming entrance hall, three reception rooms, including a generous sun lounge, a spacious open-plan kitchen breakfast room with an impressive galleried landing overlooking a versatile family room, a practical utility room, five bedrooms, including two en-suites and a further family bathroom. Externally, the property is approached via a substantial gravel driveway, providing ample parking, and benefits from a detached double garage. The extensive grounds offer exceptional privacy and a wonderful outdoor lifestyle, while also providing significant potential for further development, subject to the usual planning consents. Situated in a semi-rural location on the outskirts of Newborough, the property falls within the sought-after Arthur Mellows School catchment area and is well served by local bus routes, ensuring both convenience and strong appeal for families.

Entrance Hall
1.42 x 1.26 (4'7" x 4'1")

Living Room
8.15 x 4.41 (26'8" x 14'5")

Kitchen Breakfast Room
5.25 x 7.67 (17'2" x 25'1")

Hallway
2.55 x 1.13 (8'4" x 3'8")

Bathroom
2.07 x 3.07 (6'9" x 10'0")

Utility Room
3.22 x 4.32 (10'6" x 14'2")

Bedroom Five
2.70 x 3.19 (8'10" x 10'5")

Office
2.57 x 3.15 (8'5" x 10'4")

Sun Lounge
7.53 x 3.40 (24'8" x 11'1")

Bedroom Three
3.94 x 3.08 (12'11" x 10'1")

Bedroom Four
4.06 x 3.06 (13'3" x 10'0")

First Floor

Family Room
5.23 x 3.43 (17'1" x 11'3")



Master Bedroom
7.49 x 3.22 (24'6" x 10'6")

Walk In Wardrobe To Master Bedroom
3.65 x 1.68 (11'11" x 5'6")

En-Suite To Master Bedroom
3.66 x 1.29 (12'0" x 4'2")

Bedroom Two
5.41 x 3.17 (17'8" x 10'4")

En-Suite To Bedroom Two
2.67 x 1.32 (8'9" x 4'3")

Utility Room
1.76 x 1.81 (5'9" x 5'11")

EPC - C
70/90

Tenure - Freehold

IMPORTANT LEGAL INFORMATION
Construction: Standard
Accessibility / Adaptations: Level Access Shower, Wheelchair Accessible, Wide Doorways
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: No
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: No
Right of way private: No
Registered easements: No
Shared driveway: No
Third party loft access: No
Third party drain access: No
Other: No
Parking: Double Garage, Driveway Private, Gated Parking, Off Street Parking
Solar Panels: No
Water: Mains
Electricity: Mains Supply
Sewerage: Mains
Heating: Gas Mains
Internet connection: Fixed Wireless
Internet Speed: up to 1800Mbps
Mobile Coverage: EE - Great, O2 - Great, 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.

