



Benwick Road, Whittlesey

£700,000



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## Benwick Road, Whittlesey

A Substantial Detached Farmhouse with Farm Yard, Range of Outbuildings and Paddocks totaling approximately 5 Acres (STMS). The property is in need of modernising and comprises Three Double Bedrooms, first floor Bathroom, Two Reception Rooms, Kitchen/ Breakfast Room, Utility Room, Office and Conservatory. Offered with No Upward Chain.





## Property Intro

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## Entrance Hall

Wooden and glazed leaded panel front entrance door leads into the Entrance Hallway. Stairs leading off. Two radiators. Doors to Lounge, Kitchen, Dining Room and Storage room. Door to under stairs storage cupboard. Two wall light points.

## Lounge

4.25m x 4.1m (13'11" x 13'5")

Double glazed bay window to front. Double glazed window to side. Tiled fireplace. Picture rail. Two radiators.





## Dining Room

5.17m x 3.64m (16'11" x 11'11")

Double glazed bay window to front. Two radiators. Three wall light points. Tiled fireplace. Door from Kitchen.

## Kitchen/Breakfast Room

5.17m x 2.79m (16'11" x 9'1")

Drainer sink unit with a mixer tap over. Range of base units and drawers below. Tiled splashbacks. Matching wall units. Fitted Rayburn. Radiator. Window to rear. Window to side. Door to Utility Room, door to Entrance Hallway.

## Utility Room

3.11m x 2.77m (10'2" x 9'1")

Butler style sink, base units and preparation surface. Space for washing machine, cooker & fridge/freezer. Tiled splashback. Matching wall units. Radiator. Window to side. Wooden & double glazed panel stable style door.



## Storage Room

2.34m x 2.14m (7'8" x 7'0")

Double glazed window to rear. Door to Office.

## Office

2.79m x 2.35m (9'1" x 7'8")

Double glazed window to rear. Double glazed window to side. Timber door to rear. Radiator. Shelving for storage. Electric consumer unit wall mounted.

## Stairs and Landing

Stairs lead onto the first floor landing with doors to all three Bedrooms and Bathroom. Double glazed window to front. Radiator. Two wall light points. Door to airing cupboard housing water tank.



## Bedroom One

4.26m x 4.1m (13'11" x 13'5")

Double glazed window to front. Double glazed window side. Radiator.

## Bedroom Two

4.82m x 3.68m (15'9" x 12'0")

Double glazed window to front. Radiator. Built-in storage cupboard with overhead storage.

## Bedroom Three

4.83m x 2.88m (15'10" x 9'5")

Double glazed window to rear. Radiator. Two wall light points. Built-in airing cupboard. Built-in storage cupboard with shelving.





### **Bathroom**

4.13m x 2.31m (13'6" x 7'6")

Double glazed window to rear. Three piece bathroom suite comprising panel bath with an electric shower over, pedestal wash handbasin, low level flush WC. Radiator. Heated towel rail. Electric wall heater.

### **Outside**

Paved patio area at the side and rear, concrete drive giving access from Benwick Road. A range of timber and corrugated iron sheds, used as open fronted garages and domestic stores with graveled area in front. The farm yard has two separate access points from Benwick Road. Adjacent to the farm house and yard are fenced paddocks extending to approximately 3.6 acres (STMS). The whole property extends to approximately 5 acres (STMS).

### **Machinery Store**

36.67m x 12.29m (120'3" x 40'3")



### **Grain Store**

17.94m x 11.59m (58'10" x 38'0")

Block and steel frame construction with concrete sheet paneling. Concrete floor. Double sliding doors and personnel door.

### **Stables and Pig Sties**

Timber and corrugated iron garage with single roller door, attached to an extensive range of timber and corrugated iron stables and pig sties in need of repair.

### **Services**

Mains electricity, water and septic tank drainage. Oil fired central heating.



### **Possession**

Vacant possession upon completion.

### **Viewings**

Please contact us to arrange a viewing. The Health and Safety of those viewing is the responsibility of the individual undertaking the viewing. Neither the Seller nor the Agent accept any responsibility for damage or injury to persons or property as a result of viewing and parties do so entirely at their own risk.

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