



**The Olde Grain Barn Glassmoor Bank, Whittlesey Peterborough PE7
2NA**

welcome to

The Olde Grain Barn Glassmoor Bank, Whittlesey Peterborough

A unique HOME, SET in a RURAL location & offering spacious accommodation to comprise: entrance HALL, lounge, dining room, kitchen, utility, four bedrooms, bathroom, en-suit to master, games room, HOT tub room, 75ft barn with further workshops, plus SELF CONTAINED 1 BEDROOM ANNEXE! MUST view!!



Entrance Hall

Dual aspect with half glazed wooden doors. Feature brick wall to one side and oak panelling to the other. Vaulted beamed ceiling. Staircase leading to mezzanine office area with ornate bespoke carved wooden railings. Large under stairs storage cupboard. Tiled floor, One traditional style feature radiator.

Kitchen

22' 9" x 19' 2" (6.93m x 5.84m)

Large kitchen with bespoke hand made solid wood cabinets with traditional joints topped with high end black granite worktops. Huge centre island with granite worktop, bespoke solid carved wood feature extractor hood over a large 5 ring built in electric hob, also incorporating display shelves, drawers and wine racks. Top quality Detrich built in wall mounted double oven. Feature oil fired Rayburn range for heating and optional cooking. Double ceramic Belfast sink. Space for a fridge freezer and dishwasher. Space for a large farmhouse dining table. Vaulted beamed ceiling. Feature exposed brick wall. Porcelain floor tiles. Window overlooking the river. One radiator.

Lounge

19' 7" x 18' 7" (5.97m x 5.66m)

Large lounge with triple aspect windows and solid wood door to the garden patio area. Exposed feature brick wall and vaulted beamed ceiling. Tiled floor. Two radiators.

Dining Room

18' 8" x 14' (5.69m x 4.27m)

Dual aspect French doors, one to the river side and one to the garden patio area, also window overlooking the garden. Vaulted beamed ceiling. Tiled floor. One radiator.

Corridor To Bedrooms

Two windows to garden. One wall exposed timber frame. Tiled floor. One radiator. Doors to bedrooms, bathroom, utility, games room and hot tub room.

Family Bathroom

13' 4" x 9' 4" (4.06m x 2.84m)

Luxury fitted 5-piece suite featuring freestanding, full size Jacuzzi slipper bath, double steam shower cabinet with multi jets, double pedestal sinks, close coupled toilet and bidet, all in a traditional style. Wall mounted TV. One wall mirrored within the timber frame. Grey marble wall tiles and black granite floor tiles. Two towel radiators. Obscured glass windows to garden.

Master Bedroom

15' 4" x 17' 2" (4.67m x 5.23m)

Double aspect room with French door leading to garden patio area, two further windows. Vaulted beamed ceiling. Laminate flooring. One radiator. Door leading to the en-suite bathroom.

Ensuite Bathroom

Traditional style suite comprising double shower, pedestal sink and close coupled toilet. Exposed feature brick wall. Wall mounted mirror with light and shaver socket. Tiled floor and walls. Towel radiator. Door to hot tub/pool room.

Bedroom 2

13' 4" x 11' 4" (4.06m x 3.45m)

French door to garden patio area. Exposed beam ceiling. Laminate floor. One radiator. Access to individual attic.

Bedroom 3

13' 5" x 9' 8" (4.09m x 2.95m)

Window to garden patio area. Exposed beam ceiling. Laminate floor. One radiator. Access to individual attic.

Bedroom 4

13' 4" x 8' 8" (4.06m x 2.64m)

Window to garden patio area. Exposed beam ceiling. Laminate floor. One radiator. Built in airing cupboard housing the hot water cylinder and with multiple shelving. Access to individual attic.

Utility

9' 7" x 6' 2" (2.92m x 1.88m)

Plumbing for 2 washing machines. Space for fridge/freezer. Shaker style base and wall units. One and a half bowl stainless steel sink. Tiled floor. Loft access. Door to the games room.

Games Room

16' 7" x 16' 5" (5.05m x 5.00m)

Large double half-glazed solid wood doors. Feature wood panelling to one wall. Tiled floor. One radiator.

Hot Tub Room

Large double half glazed solid wood doors. Tiled floor. Two radiator.

Outside The Property

This home is set in a rural location that enjoys countryside views, alongside a watercourse which has mooring for a boat. The plot, which is approximately 3/4 acre is laid mainly to lawn with various borders and has a more formal garden patio area to the rear of the dining room. There is a barn/workshop with dimensions of 75ft x 23ft along with a workshop of 44ft x 19ft and a further store of 19ft x 14ft, all with a 3-phase power supply. These outbuildings would make an ideal self-contained business unit. Towards the rear of the garden there is an arrangement of 44 solar panels and two silos used for storage.

Annexe

This home benefits from a detached, independent annexe, making it ideal for a multi-generational family or as an additional rental proposition.

Kitchen / Diner

16' x 9' (4.88m x 2.74m)

Solid wood, half glazed entrance door to the kitchen/diner. Kitchen comprising a range of solid oak base and wall units. One and a half bowl sink. Vaulted beamed ceiling. Single built in electric oven and electric hob. Combi oil fired boiler. Window to the side. Tiled floor. One radiator. Doors to lounge



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welcome to

The Olde Grain Barn Glassmoor Bank, Whittlesey Peterborough

- Unique, character property with generous proportions on a large plot of approx. 3/4 acre with countryside views. River frontage with mooring for a boat.
- High end large bespoke solid wood kitchen with granite worktops
- Spacious, separate lounge and dining room both with vaulted ceilings.
- Four bedrooms, en-suite to master and luxury family bathroom.
- Indoor pool and space and separate games room.

Tenure: Freehold EPC Rating: D



Please note the marker reflects the
postcode not the actual property

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Property Ref:
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