

## 84 HIGH STREET PETERBOROUGH, PE6 7UY

**£495,000**  
**FREEHOLD**

84 High Street, Eye is a unique, characterful property dating back to circa 1863. It is thought to have been a small farm or smallholding due to its outbuildings. Adjacent to the large back garden is a yard which originally had outbuildings on three sides. The double-height hayloft (part converted to the Annexe) and the long barn remain. The long barn comprises three separate store/tack rooms. The present kitchen of the main house was once the washhouse, complete with the original chimney. This has been restored as a feature. Eye Village was a centre for brickmaking and several locally made bricks, found during renovations, are set into the wall of the 'new' kitchen.

Large family home, situated in the town of Eye near Peterborough. With a substantial plot of about 0.5 acres and a number of outbuildings including an annexe. Ample off road parking. Internally the property comprises of 4 bedrooms, 3 reception rooms, two bathrooms, a large kitchen/dining room. With gas central heating and log burning fireplace. Great location call to arrange a viewing today.

# 84 HIGH STREET

- SUBSTANTIAL PLOT • AMPLE OFF ROAD PARKING • MULTIPLE OUTBUILDINGS • ANNEXE • LARGE KITCHEN • GREAT TOWN CENTRE LOCATION • POTENTIAL BUILDING PLOT • CALL TO ARRANGE A VIEWING. • SOLAR PANELS



## Dining Room

Bay window to front, door to:

## Lounge

Bay window to front, door to:

## Snug

Door to:

## Hallway

Door to:

## Shower Room

Door to:

## Pantry

Two sliding doors, door to:

## Utility

Open plan, door to:

## Kitchen

Two windows to side, Storage cupboard, door, double door.

## Bedroom 2

Window to front, door to:

## Bedroom 1

Window to front, door to:

## Bedroom 3

Window to rear, door to:

## Bedroom 4

Window to rear, door to:

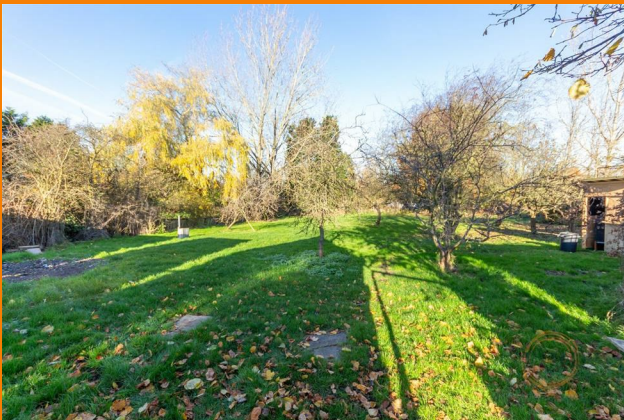
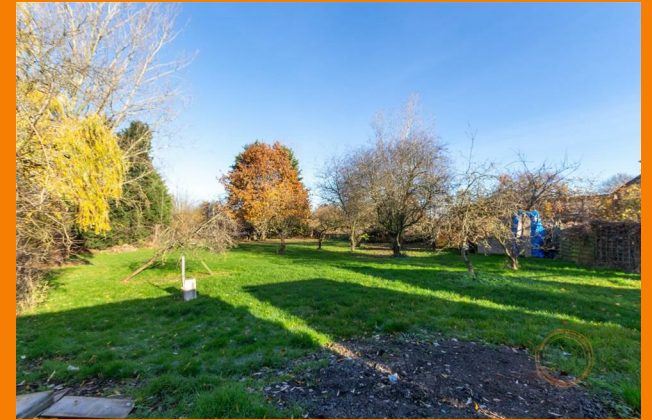
## Bathroom

Window to rear, Storage cupboard, two doors.

## Exterior

The land to the rear of the garden and yard is fully enclosed, being surrounded by mature trees. There is an orchard of apples, pears and plums. Previously, free range chickens have been kept in the Paddock. There is also a small pony stable.

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JOY

SLEDGE

Your Local Property Experts

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## ADDITIONAL INFORMATION

**Local Authority** –

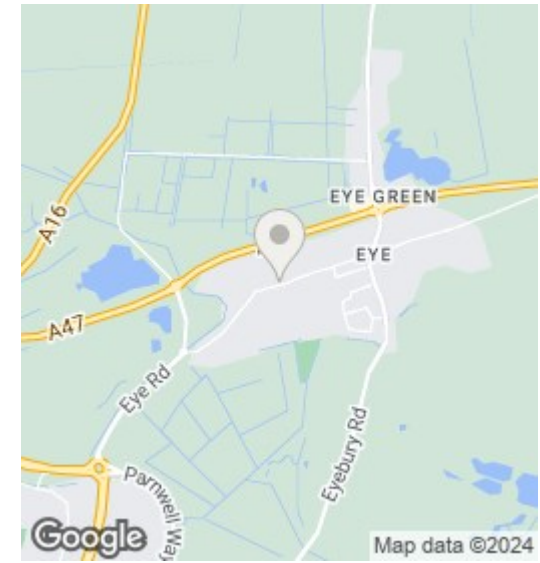
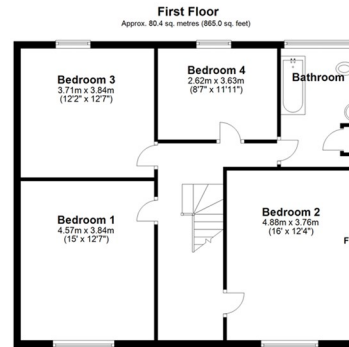
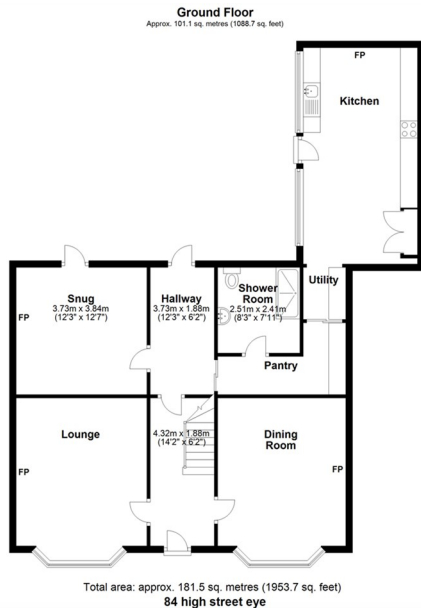
**Council Tax** – Band C

**Viewings** – By Appointment Only

**Floor Area** – sq ft

**Tenure** – Freehold





| Energy Efficiency Rating                    |  | Current                 | Potential |
|---|--|-------------------------|-----------|
| Very energy efficient - lower running costs |  |                         |           |
| (92 plus) <b>A</b>                          |  |                         |           |
| (81-91) <b>B</b>                            |  |                         | <b>83</b> |
| (69-80) <b>C</b>                            |  |                         |           |
| (55-68) <b>D</b>                            |  | <b>64</b>               |           |
| (39-54) <b>E</b>                            |  |                         |           |
| (21-38) <b>F</b>                            |  |                         |           |
| (1-20) <b>G</b>                             |  |                         |           |
| Not energy efficient - higher running costs |  |                         |           |
| <b>England &amp; Wales</b>                  |  | EU Directive 2002/91/EC |           |

Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements

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