



## BRAMBLE HOUSE

1 Willow Mews, Helpston, Peterborough, PE6 7EX





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*Individually designed and built around 18 years ago, Bramble House is an imposing family home which offers bright, spacious accommodation which is arranged over three floors. The property is beautifully presented having been very well maintained and thoughtfully upgraded to include a new kitchen, family bathroom and a new air source heating system.*

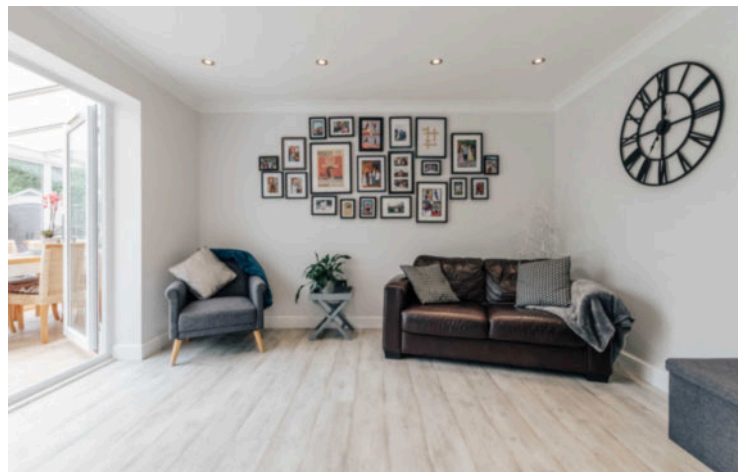
## WELCOME HOME

Stepping into a large reception hallway, the sense of light and space becomes immediately apparent with doors radiating to the sitting room, live in kitchen, home office and cloak room.

The large sitting room has a bay window over the front elevation and sliding doors to the rear which connects to the garden room and currently serves as a dining room. A contemporary inset wood burning stove provides a lovely focal point on chillier evenings. On the opposite side of the hallway is a generous home office next to which is a ground floor cloak room with a loo and wash hand basin.

The open plan kitchen living space offers an excellent range of sleek wall and floor standing cabinets along with quality integrated appliances and quartz work surfaces.

Beyond a breakfast bar is a great area for a comfy sofa making it the perfect space for everyday living. French doors give access to the lovely rear garden which has a large stone terrace area along with a lawn area and raised planters.









Off the kitchen is a large utility room which offers plenty of storage, space for white goods and a door to the outside.

## FIRST FLOOR

There are a total of four bedrooms and three bathrooms located on the first floor.

The principal bedroom is a fabulous space with in built wardrobes and a lovely en suite bathroom with a bath, separate shower, wash basin, loo and heated towel rail.

The guest bedroom also has an en suite shower room and an inbuilt wardrobe with both hanging and shelving options.

The two further double bedrooms share a contemporary family bathroom which was refitted just a few years ago.

Ascending the staircase to the second floor, there are two large bedrooms between which sits an attractive bathroom.

## OUTSIDE

The property is situated beyond a shingle driveway which provides plenty of parking.

Attached to the property is a double garage with electrically operated up and over door, with Belfast sink providing both hot and cold water along with a personnel door with access to the side & rear garden.

To the rear is a fabulous garden which has been fully landscaped and offers a very large stone terrace area ideal for outdoor entertaining. A neat lawn area meets raised planters which have a variety of established shrubs and plants. Beyond is a bark chipped area ideal





for childrens play equipment but could be utilised in a variety of different ways depending on family needs.

## LOCAL AMENITIES

Helpston is a thriving village, well placed between Stamford (6 miles) and Peterborough (6.5 miles). The village offers a well-regarded primary school, Church, shop/post office, a pub and a village hall. There is a regular bus route to Peterborough and Stamford every 30 minutes throughout the day. There is also a renowned butchers and country store approximately 1 mile outside of the village on the way to Ufford.

The market town of Stamford offers many amenities including a good range of shops, excellent schooling and a produce market which is held every Friday. The Cathedral City of Peterborough also offers a wide range of facilities and excellent train links. (49 minutes to London Kings Cross approx).

## SERVICES

Water, electricity, and drainage are connected. The property has airtsource heating. None of the services or appliances have been checked by the agent.

## LOCAL AUTHORITY

Peterborough City Council  
Council Tax Band - F

## TENURE

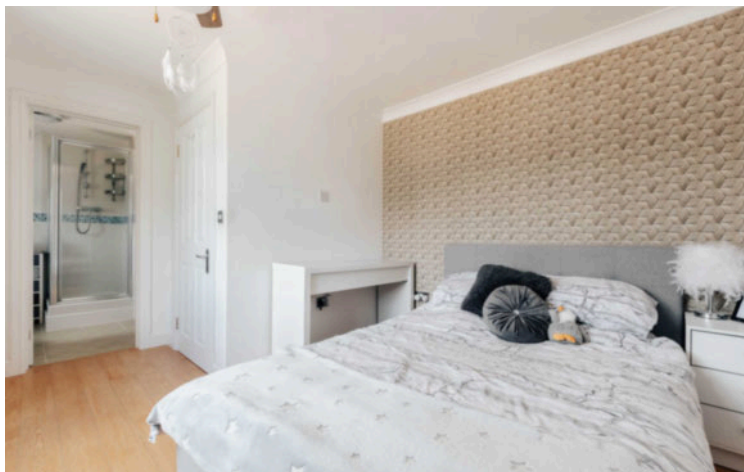
Freehold

## POSSESSION

Vacant possession upon completion.

## VIEWING

Strictly by appointment through Digby and Finch Estate Agents.





## FIXTURES & FITTINGS

Every effort has been made to omit any fixtures belonging to the Vendor in the description of the property and the property is sold subject to the Vendor's right to the removal of, or payment for, as the case may be, any such fittings, etc. whether mentioned in these particulars or not.

## PLANS

The site and floor plans forming part of these sale particulars are for identification purposes only. All relevant details should be legally checked as appropriate.

## EPC RATING

Current – 69/C

Potential – 78/C







Digby & Finch

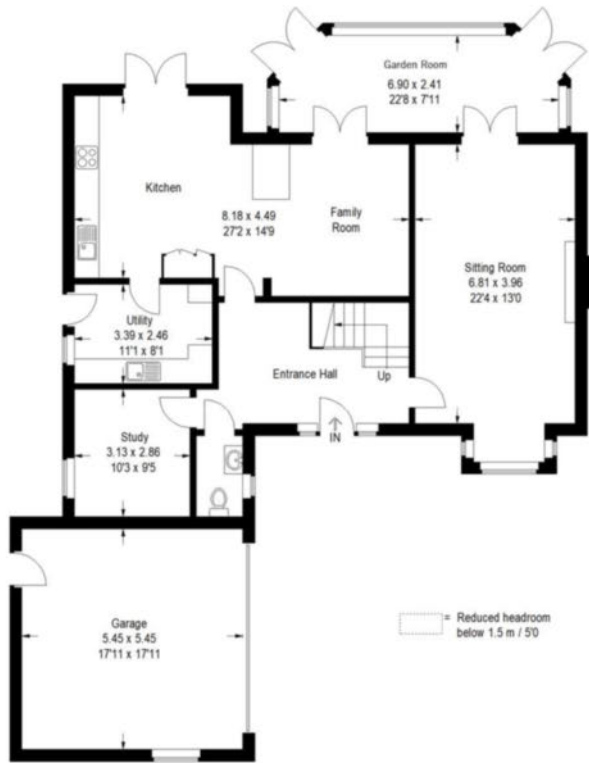
8 St Mary's Hill, Stamford, PE9 2DP

Telephone: 01780 758 090

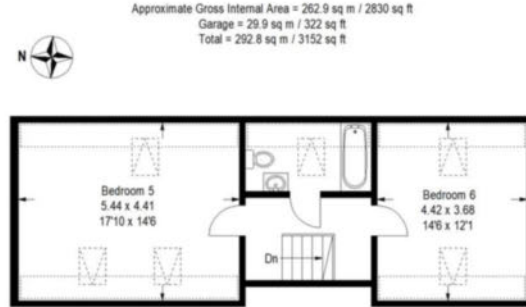
[stamford@digbyandfinch.com](mailto:stamford@digbyandfinch.com)

[digbyandfinch.com](http://digbyandfinch.com)

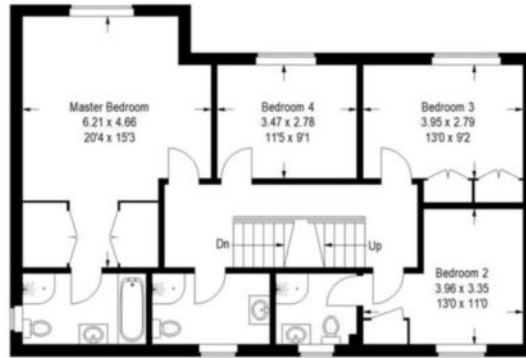
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Ground Floor



Second Floor



First Floor

Approximate Gross Internal Area = 262.9 sq m / 2830 sq ft  
 Garage = 29.9 sq m / 322 sq ft  
 Total = 292.8 sq m / 3152 sq ft



☐ = Reduced headroom below 1.5 m / 5'0"

Illustration for identification purposes only, measurements are approximate, not to scale. Through-the-lens.co.uk © 2021.



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