



# Wisteria House

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HELPSTON

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CHURCH LANE, HELPSTON, PETERBOROUGH, PE6 7DT

Nestled in the heart of Helpston sits Wisteria House, a beautiful Grade II listed home which has been tastefully refurbished to offer an immaculate home yet retaining much charm and character. With five bedrooms and three reception rooms, one being a fabulous open plan kitchen/living/dining room which opens out onto a recently landscaped garden, promising both peace and privacy. In addition, there is plenty of parking, a garage and garden room.











## step inside

Stepping through the bespoke front door and into the welcoming entrance hall, where all the main rooms lead from, giving a really lovely flow. With panelled walls and contemporary flooring, where underfloor heating lies, gives you a flavour of what is to come.

To the right of the entrance door is the sitting room, originally two rooms but, now with two bay windows overlooking the front, creating a light and bright space. For cosier evenings there is the wood-burning stove.

Steps lead into the fabulous open plan kitchen/living/dining room with bi-fold doors opening out directly onto the landscaped garden. The kitchen has been recently re-fitted with stylish cabinetry in dove grey, while quartz worktops allow plenty of prep space. A peninsula island with seating provides the perfect space for casual dining or socialising while supper is on the go. An oil fired range with two ovens is complimented by two further ovens, one combining the microwave and a four ring induction hob. Further appliances include the integrated dishwasher and American fridge/freezer. From the kitchen is the pantry, complete with flagstone flooring and ample shelving.









On a practical side and conveniently leading from the kitchen is the laundry room, with Belfast sink, further storage and space for your washer, dryer and laundry airer. There is ample room for both your coats and shoes and a stable door gives access directly into the garden. Ideal for those muddy paws!

Back in the entrance hall is the home office complete with original flag stone flooring and stone wall.











and so to bed...

Where five bedrooms and three bath/shower rooms can be found.

On the first floor the landing initially gives access to two double bedrooms and the luxurious family bathroom, with a large walk in shower, feature curved vanity unit with sink, storage below, loo and airing cupboard.







Steps lead to a further landing, with a pretty window seat that overlooks the front from which two further bedrooms radiate. The principal bedroom having windows to the front and garden along with built in storage. Next door is the fifth bedroom, currently used as a dressing room, with a range of built in wardrobes, which could also be used as a nursery, depending on needs. An ensuite shower room with vanity unit, sink and loo completes this room.

The second floor reveals a further double bedroom with an ensuite bathroom, loo and sink set into a vanity unit.





## step outside

A large stone terrace gives way to the beautifully landscaped gardens, where privacy is the key. A shaped lawn is bordered by an array of planting, pleached trees and several seating areas. Taking centre stage is a magnificent Yew tree, where a meandering path passes leading to the garden room, ideal for an additional home office. The other side of the pedestrian gate is the garage, with shingle driveway, offering ample space for numerous vehicles.

## 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.

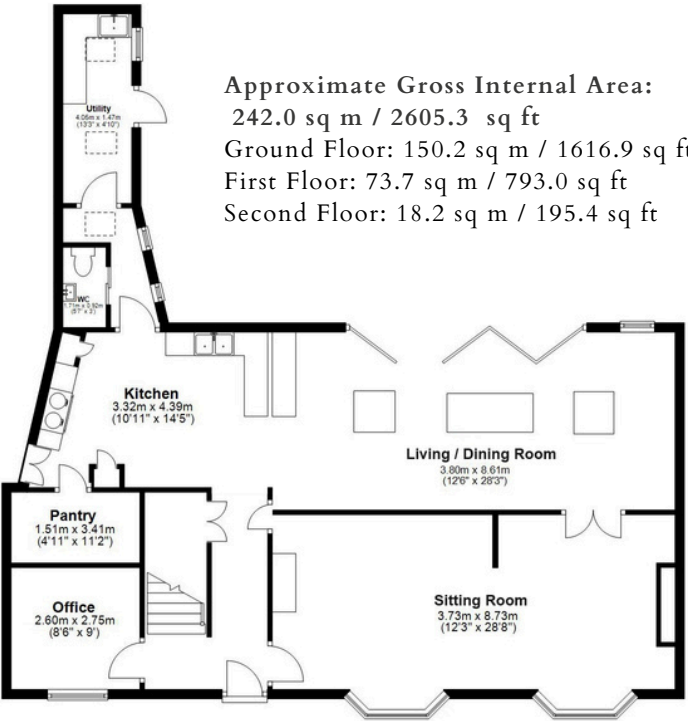
The market town of Stamford offers many amenities including a good range of shops, excellent schooling and a produce market which is held every Friday. The Cathedral City of Peterborough also offers a wide range of facilities and excellent train links. (49 minutes to London Kings Cross approx).







Approximate Gross Internal Area:  
242.0 sq m / 2605.3 sq ft  
Ground Floor: 150.2 sq m / 1616.9 sq ft  
First Floor: 73.7 sq m / 793.0 sq ft  
Second Floor: 18.2 sq m / 195.4 sq ft



**Local Authority:** Peterborough City Council  
**Council Tax Band:** F  
**Tenure:** Freehold  
**EPC Rating:** Exempt

## 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.

## services

Electric, water and mains drainage are understood to be connected. The property has airtsource central heating with an oil fired range. None of the services or appliances have been checked by the agent.



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.





Digby & Finch

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