



THE GRANARY

Puddock Road, Warboys, Cambridgeshire. PE28 2UB

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Exclusive & New Homes

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The Granary is an exceptional detached home constructed in 2018 and finished to the highest of specification throughout.

Ellis Winters Exclusive are delighted to offer The Granary, an exceptional detached home designed and constructed in 2018 by the current owner and finished to the highest of specification. The spacious and versatile accommodation offered with this show home standard property measures in excess of 3250 SQ-FT and briefly comprises, four/five double bedrooms, four high-end bathrooms, and a wonderful open plan kitchen/living space. The property also benefits from deceptive and well thought-out outside spaces and a driveway providing off road parking.

You are greeted into The Granary by the entrance hall with its slate tiling, oak beams and exposed brick walls. This space is perfect for hanging coats and taking off your boots after your countryside walks. The entrance hall then opens into the breathtaking 89ft long open plan kitchen/living space. This brilliant space is flooded with natural light from the numerous windows which is also reflected by the imported Italian tiled flooring and a further sense of space is provided by the vaulted ceiling with oak beams.

The open plan kitchen/living space is split into three distinct areas, a kitchen area which leads to the dining area and a double sided fireplace with inset woodburning stove separates the dining area and the lounge area. The handcrafted 'shaker' style kitchen is fitted with base units with Breccia Romana granite worktops over and a matching kitchen island with its show-stopping copper worktop. The kitchen is fitted with 'Miele' integrated appliances which include a dishwasher, larder fridge, freezer. Additional kitchen integrations include a double wine fridge, and a boiling water tap above the twin butler style sink. A lovely space for an AGA set within a feature brick stove area with integrated extractor fan complements this unique kitchen perfectly.

A hidden gem in The Granary is the fantastic walk-in pantry cupboard located just off the kitchen. The pantry is fitted with base units with worktop space over, integrated fridge and comprehensive shelving all perfect for your tea/coffee station being hidden away and for your favourite treats being always easy to find. A utility room is also thoughtfully located away from the main living space to keep the noisy appliances away from where you might be relaxing. The utility room again is fitted with base and eye level units, has a fitted sink and has plumbing and space for a washing machine, space for a tumble dryer and larder fridge/freezer.





The Granary has bedrooms located either side of its main living space. On the west side are two of the four/five bedrooms including the principal bedroom and main family bathroom. The double aspect principal bedroom boasts a vaulted ceiling, a built in wardrobe, a three piece en suite shower room with walk in double shower and one of the two surprising mezzanine floors this property offers that offers so much additional floor area to this great room. Bedroom two is located next door to the principal bedroom and currently works perfectly as a child's bedroom. Again it boasts a built in wardrobe and a large mezzanine floor, this time with additional built in storage. The main family bathroom is fitted with a four piece suite and complimented by amazing tiling, highlighted with a copper theme. The suite comprises, a lovely roll top bath, a walk in shower area with rainfall shower over, a modern

wash basin and WC.

On the east side of the property are a further two/three double bedrooms. Currently one of these bedrooms is being used as a home office/gym with bi-folding doors that open on to rear garden. One of the great features of this home is that all the single floor accommodation gives the owner the versatility to use each room to their own specific requirements and that is exactly what the current owner has done with this great space. The remainder of the property comprises, two further bedrooms and en suites including a guest bedroom with its vaulted ceiling, exposed oak beams and delightful four piece suite en suite bathroom, all ideal for family and friends to stay the night.

All four bathrooms have been tastefully designed with attention to detail and high-quality fittings seen throughout. All bathrooms has been finished with 'Hansgrohe' showers and 'Victoria + Albert' baths and basins, both providing standout luxury and quality. The attention to detail continues throughout when you consider the property has been wired with CAT 6 ethernet cabling accessible from all rooms, remote controlled electronic blinds on the windows and integrated 'KEF' ceiling speakers.

The Granary also benefits from an economic air source heating system, providing under floor heating throughout the property which is also backed up by a MVHR system. However, for those hotter days the property has been fitted with air conditioning in the west side of the home.



Remote electronic gates provide access to The Granary along with two other executive homes. The property benefits from ample off road parking and deceptive, well thought-out outside spaces. These include a paved frontage enclosed by low level wrought iron railings and with planted raised flower beds. The main garden measures in excess of 100ft and is laid with artificial grass and boasts a good sized patio seating area. A further outside space can be found to the east side of the property and this area is currently used as a vegetable patch and houses a greenhouse, an ideal space for those that enjoy a kitchen garden.

The Granary is located in a semi-rural location on the outskirts of Warboys in Cambridgeshire. On its doorstep are tranquil countryside walks allowing escapism from modern day life. Warboys is a well connected village with great road links to the market towns of Ramsey, St Ives and Huntingdon. Huntingdon train station provides modern and frequent trains to London St Pancras in under an hour.

A viewing is essential to fully appreciate this individual home. If you are searching for a property that offers you the height in luxury, then look no further than this show-home standard property.

Homeowner View

The Granary has been a pleasure from building through to living in a glorious high spec home since completion in 2018. With a powerful wow factor as you walk in the front door, we spared no expense on the quality of build, state of the art air source energy system and the overall standard from light switches to the Italian imported tiles and furnishings throughout.

Entertaining in this light rich house has been a breeze, with Christmas being magical whether being sat near the double sided log burner or socialising up at the expansive copper topped kitchen island.

Living at The Granary has truly been a pleasure, and we have relished the tranquil countryside walks on a daily basis.

Ground Floor

Entrance Hall

Kitchen/Breakfast/Dining Area
12.15m (39'10") x 4.95m (16'2")

Lounge Area
7.43m (24'4") x 4.95m (16'2")

Hall

Pantry
2.59m (8'6") x 1.32m (4'4")



Principal Bedroom
5.70m (18'8") x 4.45m (14'7")

En-suite Shower Room

Principal Bedroom Mezzanine
4.40m (14'5") x 4.13m (13'7")

Bedroom 2
4.46m (14'8") x 4.35m (14'3")

Bedroom 2 Mezzanine
4.13m (13'7") x 3.18m (10'5")

Bathroom

Guest Bedroom
5.29m (17'4") max x 4.93m (16'2")

En-suite Bathroom

Bedroom 3
3.85m (12'8") x 3.24m (10'8")

En-suite Shower Room

Office/Gym/Bedroom
6.08m (19'11") max x 4.24m (13'11")

Utility Room
1.90m (6'3") x 1.89m (6'2")

Further Information

Tenure: Freehold

EPC Rating: D

Council Tax Band: F



Agent Note

An air source heat pump is a system which converts air from outside into warm air which then heats the underfloor heating system. This system is then also backed up by a mechanical ventilation heat recovery (MVHR) system which provides fresh filtered air into a building whilst retaining most of the energy that has already been used in heating the building. This system provides minimum energy bills because the only cost is for the electric to run the electric fan in the air source heat pump.

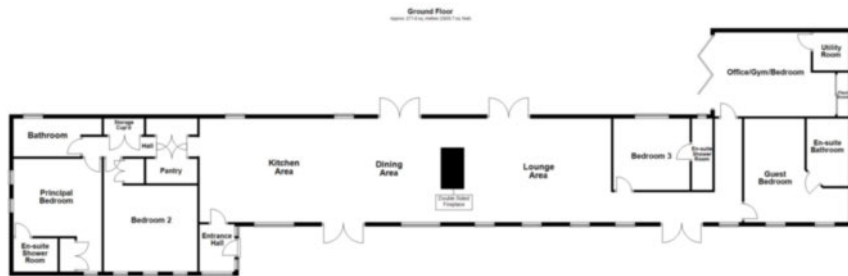
The owner informs us that they have discussed the potential to buy some extra garden from the neighbouring property and the neighbour has confirmed he is not against this idea but it might have to be sometime next year. Speak to a member of the Ellis Winters team for further information on this subject.

Location

what3words

cupboards.playback.indoors





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Total area approx. 308.3 sq. metres (2819.2 sq. feet)



IMPORTANT: we would like to inform prospective purchasers that these sales particulars have been prepared as a general guide only. A detailed survey has not been carried out, nor the services, appliances and fittings tested. Room sizes should not be relied upon for furnishing purposes and are approximate. If floor plans are included, they are for guidance only and illustration purposes only and may not be to scale. If there are any important matters likely to affect your decision to buy, please contact us before viewing the property.

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