



GREYSTON HOUSE
POLEBROOK | NORTHAMPTONSHIRE

Woodford & Co.
PROPERTY CONSULTANTS & AUCTIONEERS

GREYSTON HOUSE | POLEBROOK | PE8 5LT

A handsome stone house with versatile and characterful accommodation,
attractive garden, parking and double garage, set in a prominent position
within this popular village.

Hall | Living Room | Sitting Room | Dining Room | Kitchen | Utility | Cloakroom

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First Floor Landing | Two Double Bedrooms | Bathroom | Back Stairs | Fourth Bedroom

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Second Floor Landing | Double Bedroom | Bathroom

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Double Garage | Parking | Front & Rear Gardens



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12 Market Place, Oundle, PE8 4BQ

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The Property

This beautiful village home, Listed Grade II, dates from the late 1600s and has evolved over the centuries. Formerly thatched, the property was altered and extended in the late 1800s to create a versatile property, now set beneath a pantile roof. The handsome, ashlar chimneys remain in situ. The features within are typical of the period of its build and alteration, and it is thought some of the artefacts , including spine beams and fireplaces, are from nearby Fotheringhay castle and other significant houses. Research into its history has also revealed that the current dining room was a village shop within the last 100 years.

The front door opens to the hall, which in turn provides access to the sitting room and the main living room. A handsome inglenook with heavy bressummer dominate this attractive room, which has good light from the front window and the French doors that open to the garden. The sitting room also has an inglenook fireplace and enjoys a view of the war memorial and of the garden. An inner hall provides access to the garden and to the remainder of the ground floor. The dining room has a large window to the front. The brick floor and the huge stone fireplace are intriguing features. The kitchen is beyond and is fitted with a range of wall and base units with worksurfaces and inset sink. The oil-fired Aga stands to one end. Beyond, lies the useful utility room and the cloakroom. A door leads to the garden and the back stairs rise to a fourth double bedroom, set off a landing.

The main stairs rise from the hall to the first-floor landing, where there is access to the two superbly proportioned bedrooms, the larger of which enjoys a dual aspect. These fine rooms have access to the family bathroom, which is fitted with a roll-top bath, WC, separate shower cubicle and a wash basin. Stairs rise from the main landing to the second floor, where there is a third, comfortable, double bedroom with a full bathroom, adjacent.

There is a forecourt front garden, with flowers and shrubs set behind a low boundary wall. The rear garden is very attractive, with a large, paved and shingled terrace accessed from several points in the house. A path leads between the lawn and the deep shrub bed, past the shed to the rear of the garden. A gated arch opens to the gravelled parking area in front of the double garage, which is accessed via a pair of up and over doors.

Location

Polebrook is a popular village with a great community feel, a primary school and a popular public house, The King’s Arms. Footpaths and bridleways lead to the countryside that surround the village. Nearby Oundle offers a range of family-run shops, businesses and restaurants, set around the Georgian Market Place. The town offers sports clubs and facilities, an excellent choice of schooling and a Waitrose supermarket. Peterborough is 12 miles away and offers extensive facilities, including main line rail travel to London King’s Cross, with journey times from about 48 minutes.

| Services | Council Tax | EPC | Tenure |
|--|-------------|-----------------|----------------------------------|
| Mains electricity, water & drainage Oil-fired central heating. Fibre broadband available. | Band F | Listed Grade II | Freehold, with vacant possession |

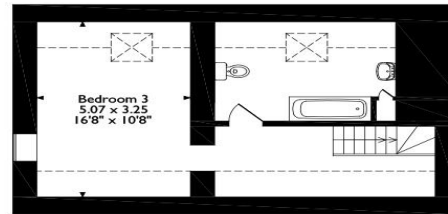
Viewings

A pleasure, but strictly by appointment. Please contact Woodford & Co on 01832 274732 info@woodfordandco.com

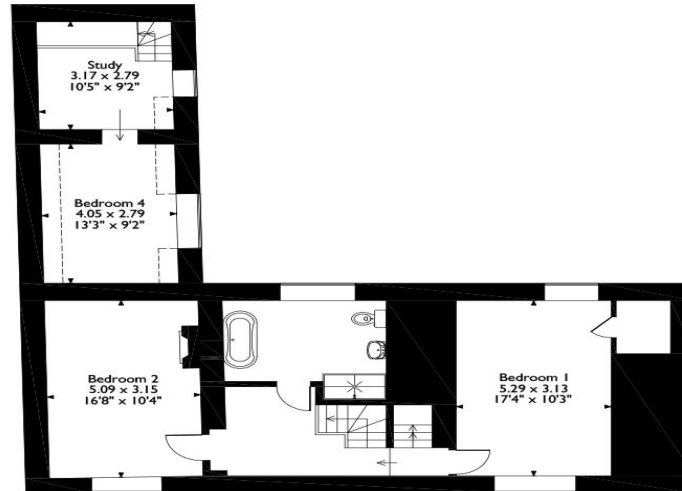




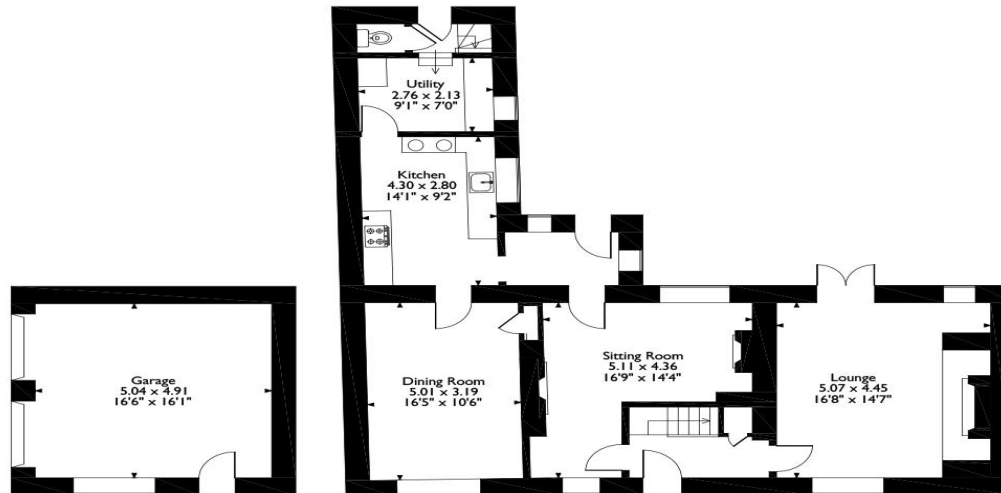




Second Floor



First Floor



Ground Floor



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Total Approx Gross Internal Floor Area = 237 Sq/m - 2551 Sq/ft
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