



FIREMAN'S COTTAGE
ELTON | PE8 6RE

£495,000

Woodford & Co.
PROPERTY CONSULTANTS & AUCTIONEERS

A delightful cottage with superbly appointed accommodation enjoying a wonderful garden and set in the heart of this picturesque village.

Living Room | Kitchen | Conservatory | Double Bedroom | Shower Room

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Landing | Double Bedroom | Bathroom

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Walled Garden | Studio

The Property

Fireman's Cottage is a delightful stone and thatched property dating from the late 17th Century.

This characterful property offers so many features of its period but has been sympathetically updated and modernised, to create a stylish home that is extremely functional and cosy. This, coupled with a beautiful garden, make it a superb home for the discerning purchaser.

The accommodation is set over two floors and comprises well-appointed living space including a comfortable sitting cum dining room with plenty of exposed beams and a limestone tiled floor with underfloor heating. The wood burning stove set within an inglenook makes a cosy focal point.

The kitchen has been fitted with a bespoke range of units with granite worksurfaces and a Belfast sink. There is space for the usual appliances and the electric Aga may be available by negotiation.

The oak flooring adds to the warmth.

The conservatory has a tiled floor and is a great place for formal dining or family mealtimes, whilst enjoying a view of the garden.

Also on the ground floor is an attractive double bedroom with oak flooring and a well-appointed ensuite shower/WC. A sturdy recessed retractable ladder facilitates access from the bedroom to the mezzanine.

Stairs lead from the living room to the first-floor landing which provides access to the large double bedroom with oak floor and built-in wardrobes. A superbly appointed large bathroom adjacent, offers a double ended bath, separate shower, washstand and WC.

The wonderful, walled garden has seating areas for enjoyment of the sun throughout the day. A paved terrace is set beside the house. A path leads on to the lawn which has deep shrub borders. At the back of the garden is a decked area adjacent to the studio, which has power and light connected. There are



useful stores, garden shed and a cupboard housing the oil-fired boiler and a side passage with lockable gate leading from the garden to the lane.

Location Elton is a desirable village, surrounded by gently rolling countryside and there are many footpaths and bridleways leading from the village into the Nene Valley. There is a good range of facilities within the village, including a shop, hairdressers, two public houses, a church, a garden centre, and a Church of England primary school. Elton has a cricket club with grounds over-looking Elton Hall. The traditional Market Towns of Stamford and Oundle lie to the North and South respectively and offer a range of shops in historic settings. There is an excellent choice of state and private schooling in Peterborough, Oundle and Stamford. Six miles to the north-east, Peterborough offers a wide range of shopping and leisure facilities. There is a frequent rail service to London King's Cross taking approximately 48 minutes.

Services: Mains electricity, water and drainage. Oil-fired heating. Property also benefits from a modern, 24/7 externally monitored alarm system.

Council Tax: Band B

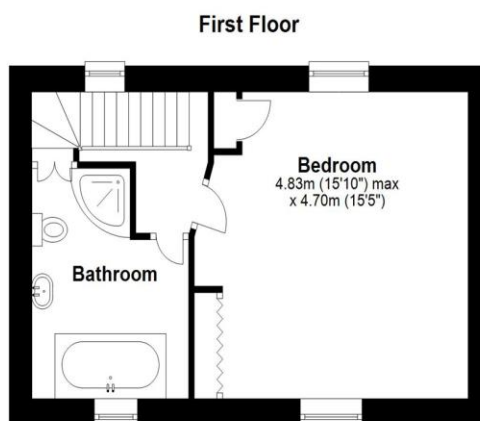
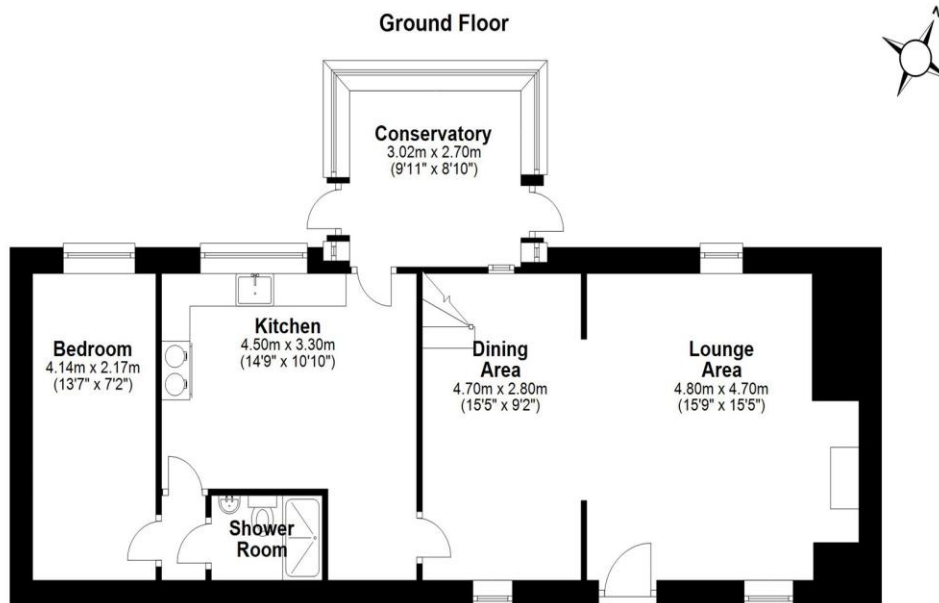
Energy Performance Rating: Band D

Tenure: Freehold

Local Authority: Hunts district Council

Viewing: Strictly by appointment with Woodford & Co 01832 274732





Total Approx Gross Internal Floor Area = 131 sq/m (1217 sq/ft)
FOR IDENTIFICATION PURPOSES ONLY - NOT TO SCALE

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