Disclaimer Important Notice: In accordance with the Property Misdescriptions Act (1991) we have prepared these Sales Particulars as a general guide to give a broad description of the property. They are not been tested. Meither has the Agent checked legal documentation to verify the legal status of the property or the validity of any guarantee. All photographs, measurements, floorplans and distances referred to are given as a guide only and should be relied upon for the property or the validity of any guarantee. All photographs, measurements, floorplans and distances referred to accordance details, service charges and ground rent (where applicable) are given as a guide only and should be checked and confirmed by your solicitor prior to exchange of contracts.

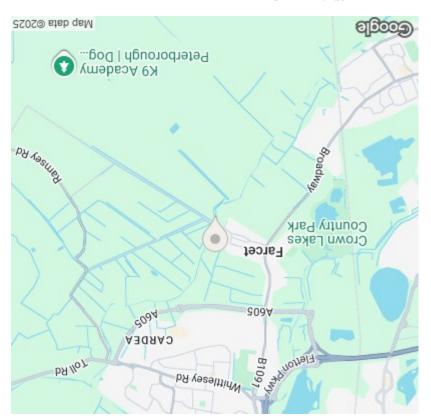
The PROPERTY IS BEING PURCHASED AS BUY TO LET, YOU SHOULD CONSIDER WHETHER SELECTIVE LICENCING IS APPLICABLE. YOU MAY FIND THE FOLLOWING LINK USEFUL- https://www.peterborough.gov.uk/residents/housing/selective-licensing/selective-licensing/selective-licensing-purple.

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Energy Efficiency Graph

Please contact our City & County Estate Agents - Peterborough Office on 01733 563965 if you wish to arrange a viewing appointment for this property or require further information.

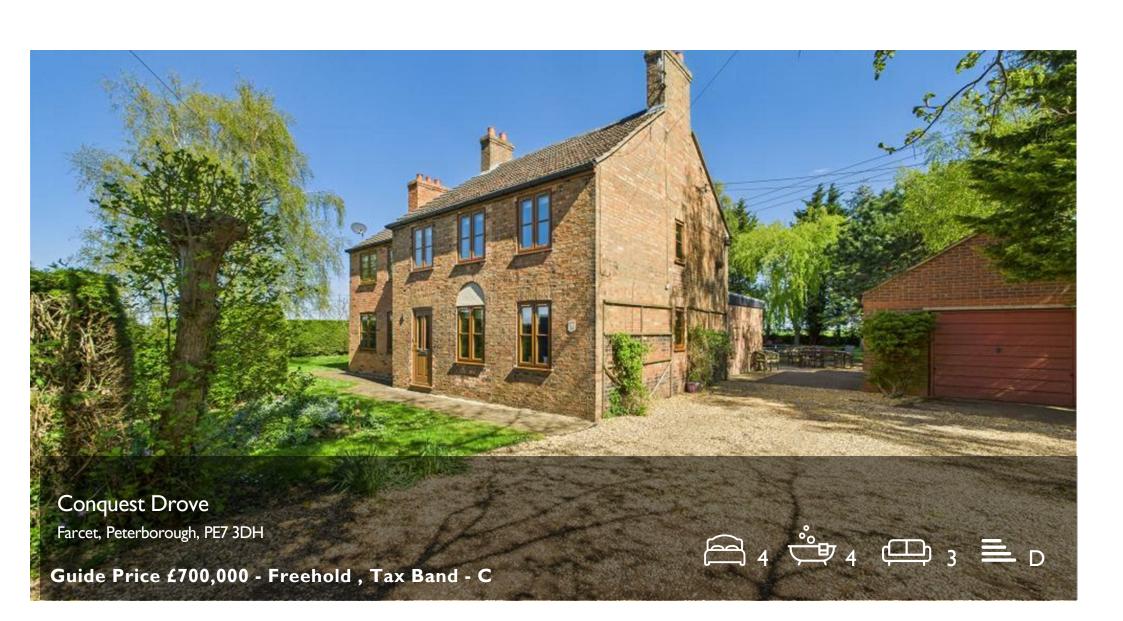
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Area Map

Floor Plan



Conquest Drove

Farcet, Peterborough, PE7 3DH

Guide Price £700,000 - £725,000

Welcome to Higby Hall, an exceptional detached home set on a vast plot of land in the desirable Conquest Drove, Farcet. Immaculately presented throughout, this heavily extended property offers an abundance of space and versatility, making it the perfect family home. Inside, you'll find four generously sized double bedrooms, each offering comfort and style, with the added luxury of three en-suite bathrooms. The home features three impressive reception rooms, providing flexible laving and entertaining spaces to suit every lifestyle. Completing the picture is a single garage, adding convenience to this already outstanding property. Higby Hall is a rare find, combining unique character, modern finishes, and an enviable amount of space both inside and out.

Higby Hall offers an outstanding opportunity to acquire a unique and beautifully extended detached home, perfectly positioned on a substantial plot in the sought-after Conquest Drove, Farcet. Presented in immaculate condition throughout. positive of a substantial print in the solitation throughout, this impressive property is designed with family living and entertaining in mind. Upon entering, you are welcomed by a spacious entrance hall that leads to a series of elegantly arranged living spaces. The ground floor features a large, openplan kitchen and living area, ideal for modern day-to-day life, complemented by a practical pantry and a well-appointed utility room with adjoining WC. An expansive dining room to the front of the home provides a more formal setting, perfect for hosting guests, while a stunning orangery at the rear floods the space with natural light and offers a seamless connection to the garden, creating a wonderful indoor-outdoor flow. Upstairs, the home continues to impress with four generous double bedrooms. The luxurious master suite boasts its own stylish en-suite bathroom, as do two further bedrooms, offering privacy and convenience for family members or guests. A beautifully fitted family bathroom serves the fourth bedroom, ensuring comfort for all. Externally, the property benefits from ensuring comfort for all. Externally, the property benefits from a single garage and is surrounded by extensive grounds, offering endless potential for outdoor living and recreation. Every inch of this home has been finished to a meticulous standard, blending quality, space, and functionality effortlessly. Higby Hall is a rare find – a truly exceptional family home combining modern living with generous proportions, all set within a prestigious and private location.

Entrance Hall 4.03 × 2.34 (13'2" × 7'8")

Hallway 2.71 × 2.31 (8'10" × 7'6")

Kitchen/Living Room 9.85 × 4.64 (32'3" × 15'2")

Pantry 0.92 × 1.84 (3'0" × 6'0")

Hallway 0.92 × 1.47 (3'0" × 4'9")

Utility Room 1.65 × 2.88 (5'4" × 9'5")

VC 0.89 × 1.51 (2'11" × 4'11")

Orangery 5.21 × 6.06 (17'1" × 19'10")

Dining Room 6.95 × 3.63 (22'9" × 11'10")

Landing 3.97 × 2.33 (13'0" × 7'7")

Master Bedroom 6.93 × 4.07 (22'8" × 13'4")



















Bathroom 1.54 × 2.27 (5'0" × 7'5")

Hallway 5.99 × 0.99 (19'7" × 3'2")

Bedroom Two 3.68 × 4.54 (12'0" × 14'10")

En-Suite To Bedroom Two 2.03 × 1.50 (6'7" × 4'11")

Bedroom Three 3.26 × 3.61 (10'8" × 11'10")

En-Suite To Bedroom Three 2.01 × 1.46 (6'7" × 4'9")

Bedroom Four 2.64 × 3.56 (8'7" × 11'8")

EPC-D

Tenure - Freehold

IMPORTANT LEGAL INFORMATION Construction: Standard

Accessibility / Adaptations: None Building safety: No Known planning considerations: None Flooded in the last 5 years: No. Sources of flooding: n/a Flood defences: No Coastal erosion: No

On a coaffield: No Impacted by the effect of other mining activity: No Conservation area: No Lease restrictions: No Listed building: No Permitted development: No Holiday home rental: No

Restrictive covenant: No Business from property NOT allowed: No Property subletting: No

Tree preservation order: No Other: No Right of way public: No Right of way private: No Registered easements: No Shared driveway: No Third party loft access: No

Great

Third party drain access: No Other: No Parking: Driveway Private, Garage Detached Solar Panels: No

Water: Maine Electricity: Mains Supply Sewerage: Septic Tank

Sewerage: Septic I ank
Heating: Lpg, Part Under Floor Heating
Internet connection: Fttp
Internet Speed: up to 1800Mbps
Mobile Coverage: EE - Great, O2 - Great, Vodafdone -

Disclaimer: If you are considering purchasing this property as a Buy-to-Let investment, please be advised that certain areas may be subject to Selective Licensing schemes. Prospective purchasers are strongly advised to carry out their own due diligence to ensure compliance with any applicable licensing requirements, including any

associated fees or obligations. All information is provided without warranty.

The information contained is intended to help you decide

whether the property is suitable for you. You should verify any answers which are important to you with your property lawyer or surveyor or ask for quotes from the appropriate trade experts: builder, plumber, electrician, damp, and timber expert.





