

Disclaimer Important Notice: In accordance with the Property Information Act (1991) we have prepared these Sales Particulars as a general guide to give a broad description of the property. They are not intended to constitute part of an offer or contract. We have not carried out a structural survey and the services, purchases and specific fittings (such as carpets or other fixtures or fittings, lease 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.

PLEASE NOTE, IF THE PROPERTY IS BEING PURCHASED AS BUY TO LET, YOU SHOULD CONSIDER WHETHER SELECTIVE LICENSING IS APPLICABLE. YOU MAY FIND THE FOLLOWING LINK USEFUL- <https://www.westofborough.gov.uk/residents/housing/selective-licensing/selective-licensing>

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Area Map



Farcet, Peterborough, PE7 3DH

Guide Price £700,000 - Freehold , Tax Band - C



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 living 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, 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, open-plan 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 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 x 2.34 (13'2" x 7'8")
- Hallway**
2.71 x 2.31 (8'10" x 7'6")
- Kitchen/Living Room**
9.85 x 4.64 (32'3" x 15'2")
- Pantry**
0.92 x 1.84 (3'0" x 6'0")
- Hallway**
0.92 x 1.47 (3'0" x 4'9")
- Utility Room**
1.65 x 2.88 (5'4" x 9'5")
- WC**
0.89 x 1.51 (2'11" x 4'11")
- Orangery**
5.21 x 6.06 (17'1" x 19'10")
- Dining Room**
6.95 x 3.63 (22'9" x 11'10")
- Landing**
3.97 x 2.33 (13'0" x 7'7")
- Master Bedroom**
6.93 x 4.07 (22'8" x 13'4")



- En-Suite To Master Bedroom**
2.75 x 1.24 (9'0" x 4'0")
- Bathroom**
1.54 x 2.27 (5'0" x 7'5")
- Hallway**
5.99 x 0.99 (19'7" x 3'2")
- Bedroom Two**
3.68 x 4.54 (12'0" x 14'10")
- En-Suite To Bedroom Two**
2.03 x 1.50 (6'7" x 4'11")
- Bedroom Three**
3.26 x 3.61 (10'8" x 11'10")
- En-Suite To Bedroom Three**
2.01 x 1.46 (6'7" x 4'9")
- Bedroom Four**
2.64 x 3.56 (8'7" x 11'8")
- EPC - D**
55/68
- 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 coalfield: 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
Third party drain access: No
Other: No
Parking: Driveway Private, Garage Detached
Solar Panels: No
Water: Mains
Electricity: Mains Supply
Sewerage: Septic Tank
Heating: Lpg, Part Under Floor Heating
Internet connection: Ftp
Internet Speed: up to 1800Mbps
Mobile Coverage: EE - Great, O2 - Great, Vodafone - Great



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.