



Kennedy
&co.

Sun Street

Potton

SG19 2LR

Asking Price Of £600,000

Grade II Listed Character Home

Three Large Reception
Rooms

Four Double Bedrooms

Shower Room & Family Bathroom

Two Cellar's & Conservatory

100ft Rear Garden

Secure Gated Off Road
Parking

Detached Garage with Eaves



'A RARE OPPORTUNITY TO ACQUIRE A PIECE OF POTTON HISTORY'

Stunning Grade II listed character home, located just off the historic market square. Reputed to be the oldest building in Potton dating back to the 1600's. Originally a former public house the 'Sun Inn' after which the street takes it's name. Having been completely renovated in the 1980's the property offers a blend of old style charm and character with a modern twist. This large family home benefits from three reception rooms, four double bedrooms, re-fitted shower room 2021 & bathroom 2022, two large cellar's and a beautiful conservatory off the sitting room, a rear garden of approximately 100ft, secure gated off road parking & detached garage.

This fabulous family home has been well maintained by the previous owner & was last redecorated externally in 2022.

Potton is a small historic town with plenty of amenities located around the central Market Square. There are doctors, dentist, library, two schools within walking distance, public houses serving food, restaurant and takeaways, supermarket, convenience stores and local traders, along with a welcoming and active community. Nearby

Sandy and Biggleswade both have fast rail services with London Kings Cross 45 minutes away, and the A1, M11 and A14 are within easy reach. Potton is on the borders of Cambridgeshire making it ideal for commuters but retaining the village feeling, yet only 20 miles from the historic and vibrant city of Cambridge.

Oak entrance door opening into:

RECEPTION HALLWAY

Window to the front aspect, dog leg staircase rising to the first floor, feature Inglenook fireplace with large bressummer beam, housing a multi fuel stove on a raised tiled hearth, exposed wall and ceiling beams, radiator, door to cellar, doorways to all principal ground floor rooms.

FORMAL SITTING ROOM

18' 4" x 15' 8" (5.59m x 4.78m) Bay window to the front aspect, feature exposed brick fireplace and hearth, exposed wall and ceiling beams, two radiators, window and multi pane double doors opening into Orangery and direct access to the garden.

FORMAL DINING ROOM

18' 8" x 9' 3" (5.69m x 2.82m) Window to the front aspect, exposed wall and ceiling beams, radiator, doorway through to kitchen.

KITCHEN

19' 6" x 9' 9" (5.94m x 2.97m) Window to the rear aspect overlooking the garden, fitted range of base with matching glass fronted eye level units, plate rack, ample work surface space, double bowl sink unit, plumbing for washing machine, space for under counter fridge, multi pane door to side lobby, further part glazed door to:

ORANGERY

16' 0" x 10' 8" (4.88m x 3.25m) Of timber and glass construction, vaulted double glazed roof, parquet flooring, exposed brick feature wall, multi pane windows and French doors opening to the rear garden.

SIDE LOBBY

Wooden door to driveway, latch door to:

CLOAKROOM

Window to the side aspect, fitted two piece suite comprising wall mounted wash hand basin and high level Wc, radiator.

CELLARS

Steps down from main reception hallway. Consisting of two rooms which would make ideal play rooms / offices.

ROOM ONE

14' 0" x 7' 9" (4.27m x 2.36m) Full height, radiator, water supply, door through to:

ROOM TWO

19' 3" x 9' 4" (5.87m x 2.84m) Slightly restricted head height.

FIRST FLOOR GALLERIED LANDING

Exposed wall and ceiling beams, large linen cupboard, radiator, step up to library / study area, doors off to all rooms

BEDROOM ONE

17' 2" x 9' 6" (5.23m x 2.9m) Window to the rear aspect overlooking the rear garden, twin radiators, loft access, three built in double wardrobes, door to Jack & Jill shower room.

BEDROOM TWO

11' 2" x 10' 0" (3.4m x 3.05m) Window to the front aspect, exposed wall beams, radiator, door to Jack & Jill shower room.

JACK & JILL SHOWER ROOM

9' 7" x 7' 5" (2.92m x 2.26m) (accessed from bedrooms one & two) Re-fitted 2021. Window to the rear aspect, fitted three piece suite comprising low level Wc, vanity wash hand basin and enclosed fully tiled shower cubicle, tiling to all splash areas, exposed wall beams, radiator.

BEDROOM THREE

10' 3" x 9' 0" (3.12m x 2.74m) Window to the front aspect, exposed wall beams, radiator.

LIBRARY / STUDY AREA

9' 0" x 6' 8" (2.74m x 2.03m) Window to the rear aspect, book shelving, radiator, doors off to:

BEDROOM FOUR

14' 6" x 11' 1" (4.42m x 3.38m) Window to the front aspect, Victorian cast iron fireplace with surround, large storage cupboard, radiator.

MODERN FAMILY BATHROOM

9' 0" x 8' 9" (2.74m x 2.67m) Re-fitted 2022. Window to the rear aspect, fitted four piece suite comprising low level Wc, pedestal

wash hand basin, free standing bath with shower attachment and walk in shower with drench shower head, tiling to all splash areas, radiator.

EXTERNALLY

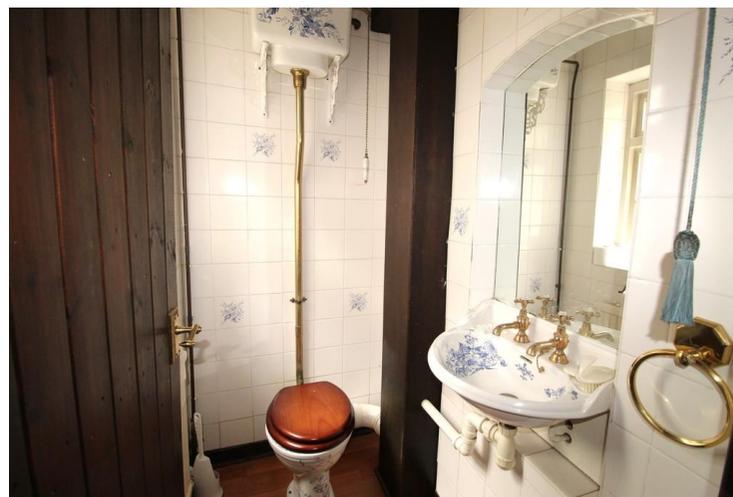
Two large wooden gates open up to the block paved driveway, providing a secure parking area, gated access to the rear garden, access to:

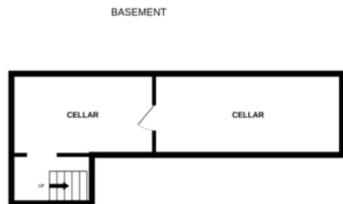
DETACHED GARAGE

Detached single garagewith power and light connected, eaves storage space, window to side aspect, personal door to the rear.

REAR GARDEN

100ft approximately in length, laid primarily to lawn with well stocked flower and shrub borders, various mature shrubs and fruit trees, large patio area to the rear of the property which creates an excellent outside entertaining area, brick built garden shed.





Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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COUNCIL TAX BAND

Tax band F

TENURE

Freehold

LOCAL AUTHORITY

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Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements