

ST PEGA'S GRANARY



PEAKIRK



A BOLD REINVENTION

Tucked away along a private driveway, in the idyllic village of Peakirk, St Pega's Granary is an architectural statement of scale and style. Once a derelict flax mill, this remarkable home has been reimagined with an uncompromising celebration of its industrial past. The geometric form, distinctive window shapes and subtly sloping approach from the large driveway towards the garage all nod to its heritage, while inside, a masterful fusion of brick, steel, glass and oak crafts an environment as inviting as it is awe-inspiring.

GRAND ARRIVAL

A home that makes a statement upon arrival, industrial-style external stairs lead to the main entrance, where etched glazing on the front door offers a subtle welcome. Beyond, the vast entrance hall sets the tone, with metre-wide oak doors, Carron-style radiators and underfloor heating ensuring warmth and comfort throughout.

Overhead, a striking Perspex panel within the ceiling draws the eye upwards through the floor above to an original winch, displayed as a reminder of the building's working past. The sense of solidity resonates throughout - thick walls and deep insulation softening sounds, creating a home where peace and privacy are intertwined.

What the owners love...
“We love the sense of space and height with all the vaulted ceilings and large windows. It’s such a light home.”



HEART OF THE HOME

The open-plan kitchen and family room is a showpiece of contemporary design. Here, steel, rustic wooden beams, brick and glass converge in effortless harmony. The sheer scale of the kitchen-dining room ensures that while it is an entertainer’s dream, it remains a deeply functional family hub.

A waterfall worktop cascades from the central island, which comfortably seats family and friends. Bespoke bookshelves built into a brick wall soften the industrial aesthetic, inviting you to pause and be in the moment with a paperback, while south-facing views flood the space with light.

Complementing the kitchen, and ensuring it remains chore and clutter free, are the laundry room and cloakroom, accessed off a spacious rear hall.





FOLLOW THE FLOW

Glass double doors retain connection from the main kitchen family room into the sitting room, a beautifully zoned space where mellow yellow walls reflect natural light, and feature windows frame views out capturing a mature conifer in the centre of the expansive glazing.

Steel struts and beams punctuate the room's space, a constant reminder of the home's past, while soft furnishings and carpets infuse warmth and comfort. Sightlines throughout St Pega's Granary are exceptional, highlighting how openness is not synonymous with sterility and exposure, instead providing plenty of opportunities to retreat into a quieter corner.



ENTERTAINING AND LEISURE

Descending via a steel and oak staircase, the lower level is a true highlight of the home - dedicated entirely to leisure and entertainment. Vast and stylish in a stripped back fashion, the gym, with its exposed beams and timber-clad entrance, sets the scene for serious workouts.

Adjacent, the games room is an atmospheric retreat, large enough for an American-size pool table and the perfect place to relax with friends after dinner.

For movie nights with the children, further along, the cinema room delivers a truly immersive experience, complete with a bespoke projector and mood lighting.





BOUTIQUE CHIC BEDROOMS

On the first floor, the scale of this home continues to impress. Lofty, and light, a spacious landing, crowned by an original wooden hatch and lantern roof, offers access to the bedrooms. Throughout, vaulted ceilings, exposed beams and brick walls infuse a sense of character and warmth.

The epitome of indulgence, New York loft living meets country comfort in the principal suite, where grand double oak doors open to reveal a space of boutique-hotel luxury, with a dedicated dressing room featuring automatic lighting. Indulge in total tranquillity in the en suite, with its opulent freestanding copper bathtub and a separate shower.



Rivalling the principal bedroom in both scale and elegance, the guest suite is another show-stopping spectacle, offering a dressing room, an en suite with a wet-room shower and even a mezzanine level snug - ideal as a study or den.

The remaining three bedrooms each celebrate the home's original fabric, with exposed brick, soaring ceilings and bespoke detailing. One is currently used as a private office, its versatility highlighting its adaptability to serve changing needs.



What we love...

St Pega's Granary is a rare blend of industrial grandeur and modern refinement - a home that doesn't just embrace its past but elevates it into a living experience like no other.



OUTDOOR OASIS

St Pega's Granary's seamless connection with the outdoors extends to its south-west facing garden. A timber deck, accessed from the rear hallway, offers a suntrap for morning coffee or summer gatherings.

Tucked away to one corner of the garden, a steel-framed gazebo provides a shaded retreat, while a large workshop with a roller door presents endless possibilities — whether as a workspace, a collector's garage, or additional storage.

Lush lawn retains that sense of country living, ideal for children and pets.

THE FINER DETAILS

- Freehold

Detached

Dates to 1890s

Converted to residential in 2016

Not listed

Plot approx. 0.26 acre
- Gas central heating

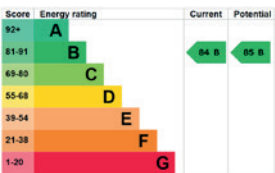
Underfloor heating in bathrooms

Mains electricity, water and sewage

Peterborough City Council, tax band G

EPC rating B

Ground Floor: approx. 239.6 sq. metres (2,578.5 sq. feet)
First Floor: approx. 280.5 sq. metres (3,018.9 sq. feet)
Second Floor: approx. 246.9 sq. metres (2,657.5 sq. feet)
Mezzanine: approx. 27.4 sq. metres (295.3 sq. feet)
Total: approx. 794.3 sq. metres (8,550.2 sq. feet)



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OUT AND ABOUT

Despite its peaceful setting, St Pega's Granary is wonderfully well-connected. The village of Peakirk itself has a strong sense of community, with St Pega's Church at its heart.

Peakirk's local pub hosts live music festivals annually and the village hall is a hub of activity, offering everything from yoga and martial arts to quiz nights and dog training classes.

Families will appreciate the local play areas and fantastic location close to well-regarded schools, including a primary school in nearby Glinton and the sought-after Arthur Mellows Village College.

For outdoor enthusiasts, Peakirk is a gateway to scenic countryside adventures, with direct access to the Green Wheel cycling and walking routes, as well as Deeping Nature Reserve just a few minutes away. A favourite among locals, pick up fresh produce and artisanal goods at the local farm shop.

Essential amenities are within easy reach with supermarkets, doctors and a pharmacy less than a mile away in Glinton, while Market Deeping, with its independent shops and eateries, is just three miles away. Stamford, with its historic charm, is a short drive, while Peterborough Railway Station can be accessed in less than 20 minutes, providing direct links to London in under an hour.

LOCAL DISTANCES

- Market Deeping 3.4 miles (8 minutes)
- Peterborough 7 miles (17 minutes)
- Bourne 11 miles (22 minutes)
- Stamford 11 miles (22 minutes)





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