



Church Street

Peterborough, PE6 9BN

This character Grade II Listed stone cottage with substantial converted barn is set in the heart of the ever popular village of Northborough just 8 miles north of the centre of Peterborough and its Train Station. This delightful 3-bedroom cottage and barn, have been sympathetically converted, updated and modernised throughout the years, whilst still managing to retain many of the original features. Unusually light and airy for the period, the cottage offers highly versatile accommodation to suit any purchaser.

£500,000

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- Grade II Listed Stone Cottage
- Cottage - 2/3 Double Bedrooms - 3/4 Reception Rooms
- Mature Gardens
- Converted Barn to Workshop & Hobby Rooms
- Bespoke Kitchen Breakfast Room
- Ample Off Road Parking & Single Garage
- Versatile Accommodation
- Popular Village Location
- Please refer to attached Key Facts for Buyers for Material Information Disclosures

Cottage

Porch

4'0" x 4'8" (1.22m x 1.42m)

Living Room

13'11" x 18'1" (4.24m x 5.51m)

Dining Room

13'11" x 9'6" (4.24m x 2.90m)

Hallway

5'4" x 12'7" (1.63m x 3.84m)

Kitchen Breakfast Room

12'8" x 11'7" (3.86m x 3.53m)

Utility

6'1" x 6'5" (1.85m x 1.96m)

Rear Lobby

3'4" x 3'2" (1.02m x 0.97m)

Bathroom

4'6" x 9'4" (1.37m x 2.84m)

Hallway

8'2" x 3'2" (2.49m x 0.97m)

Study

6'11" x 9'6" (2.11m x 2.90m)

Bedroom 3/Sitting Room

8'0" x 13'0" (2.44m x 3.96m)

Landing

Bedroom 1

14'10" x 12'0" (4.52m x 3.66m)

En-Suite

6'7" x 3'8" (2.01m x 1.12m)

Bedroom 2

14'10" x 9'9" (4.52m x 2.97m)

The Barn

Entrance Hall

6'11" x 13'5" (2.11m x 4.09m)

Shower Room

5'8" x 3'6" (1.73m x 1.07m)

Utility

5'8" x 8'4" (1.73m x 2.54m)

Workshop

17'0" x 13'5" (5.18m x 4.09m)

Single Garage

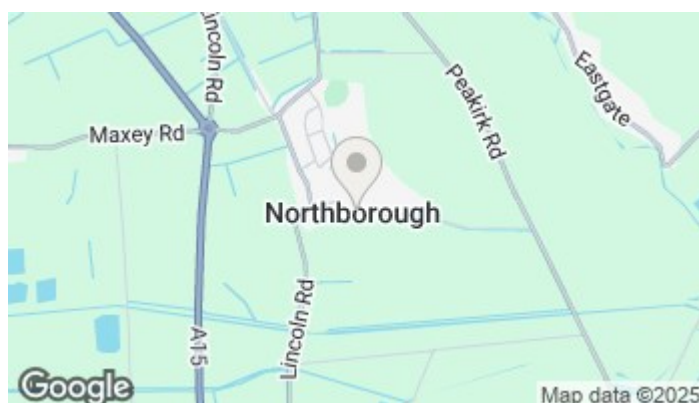
First Floor

Hobby Rooms

29'7" x 11'11" (9.02m x 3.63m)

Sewing Room

9'6" x 17'3" (2.90m x 5.26m)

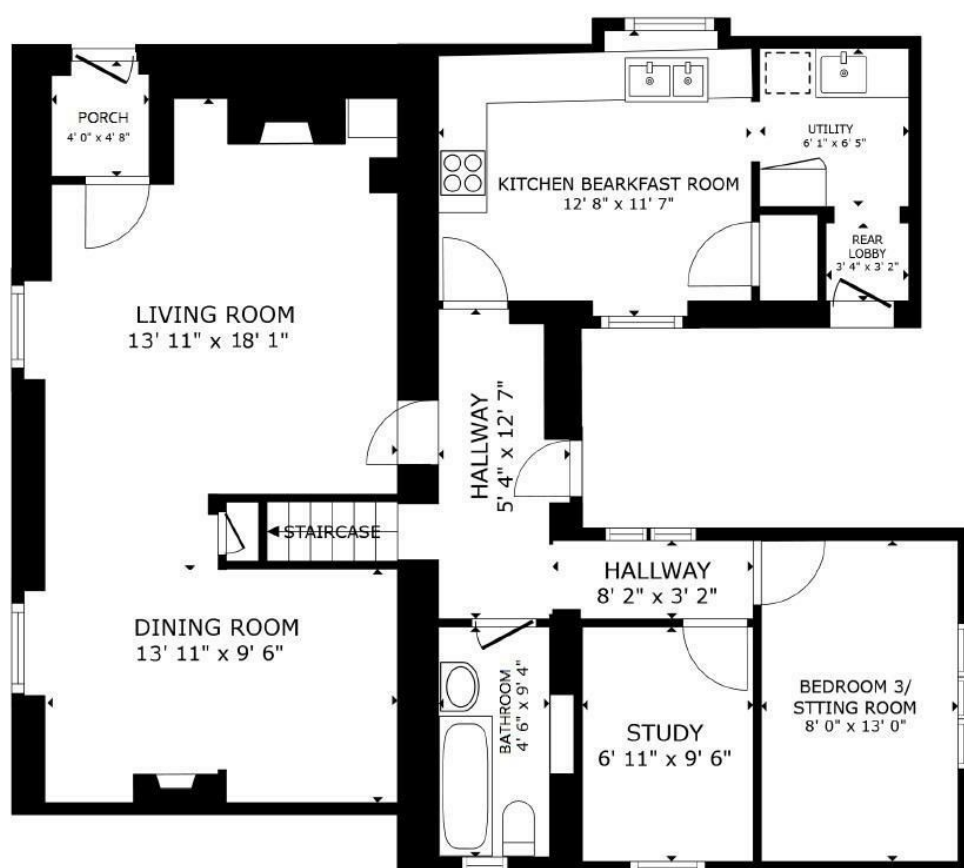


Directions

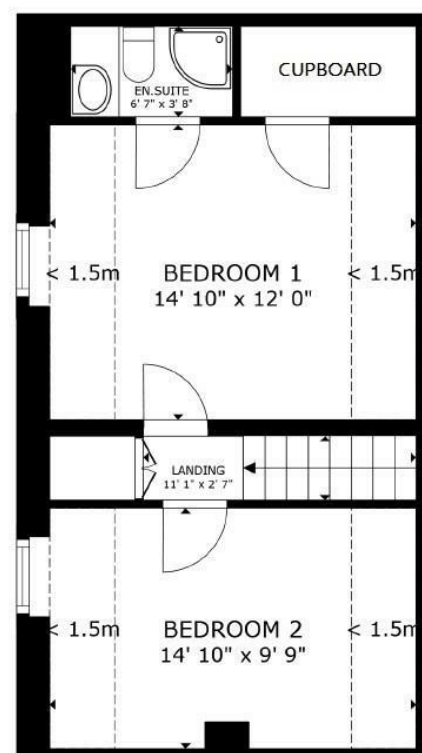
Please use the following postcode for Sat Nav guidance - PE6 9BN



Floor Plan



FLOOR 1



FLOOR 2

GROSS INTERNAL AREA
 FLOOR 1 986 sq.ft. FLOOR 2 324 sq.ft.
 EXCLUDED AREAS : REDUCED HEADROOM 114 sq.ft.
 TOTAL : 1,310 sq.ft.
 SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

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2-3 St Johns Street, Stamford, Lincs, PE9 2DA

Tel: 01780 750000 Email: info@goodwinproperty.co.uk goodwinproperty.co.uk