



Church Street Peterborough, PE6 9BN

COTTAGE WITH ANNEXE. This character Grade II Listed Stone Cottage with substantial Annexe 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. The adjacent converted barn (currently used as an office/studio) offers a great opportunity to anyone working from home, wanting space for extended family or simply looking for additional income from Air B & B or a long-term rental (subject to change of use).

£500,000

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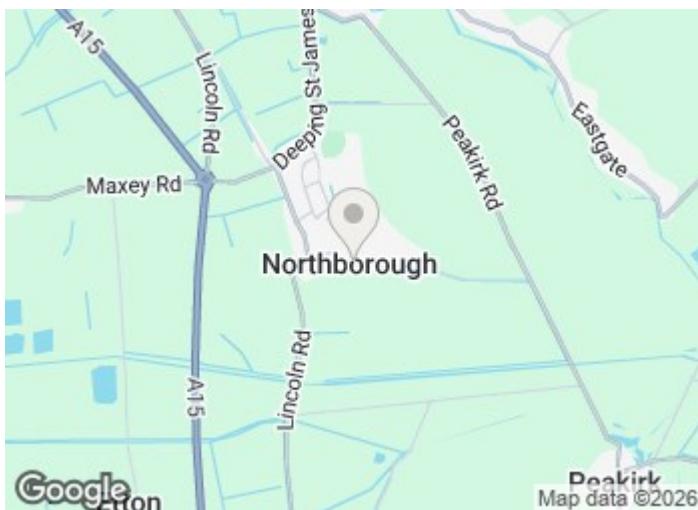


- Grade II Listed Stone Cottage
- Cottage - 2/3 Double Bedrooms - 3/4 Reception Rooms
- Mature Gardens
- Converted Barn to Workshop & Hobby Rooms
- Bespoke Kitchen Breakfast Room
- Ample Off Road Parking & Single Garage
- Versatile Accommodation
- Popular Village Location
- Please refer to attached Key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

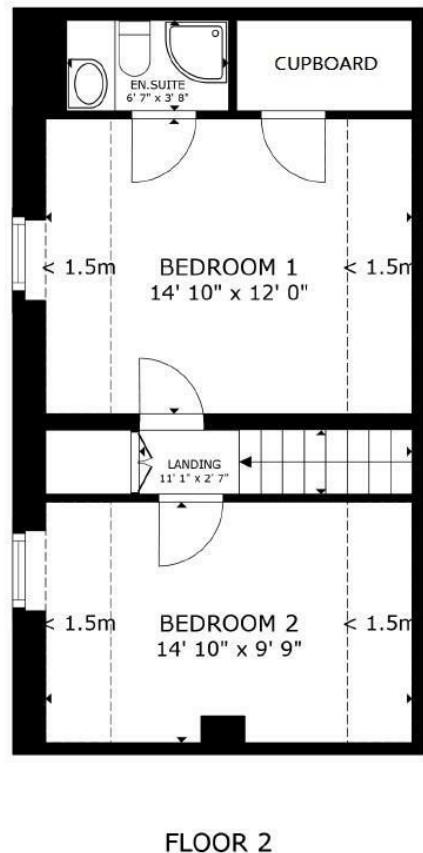
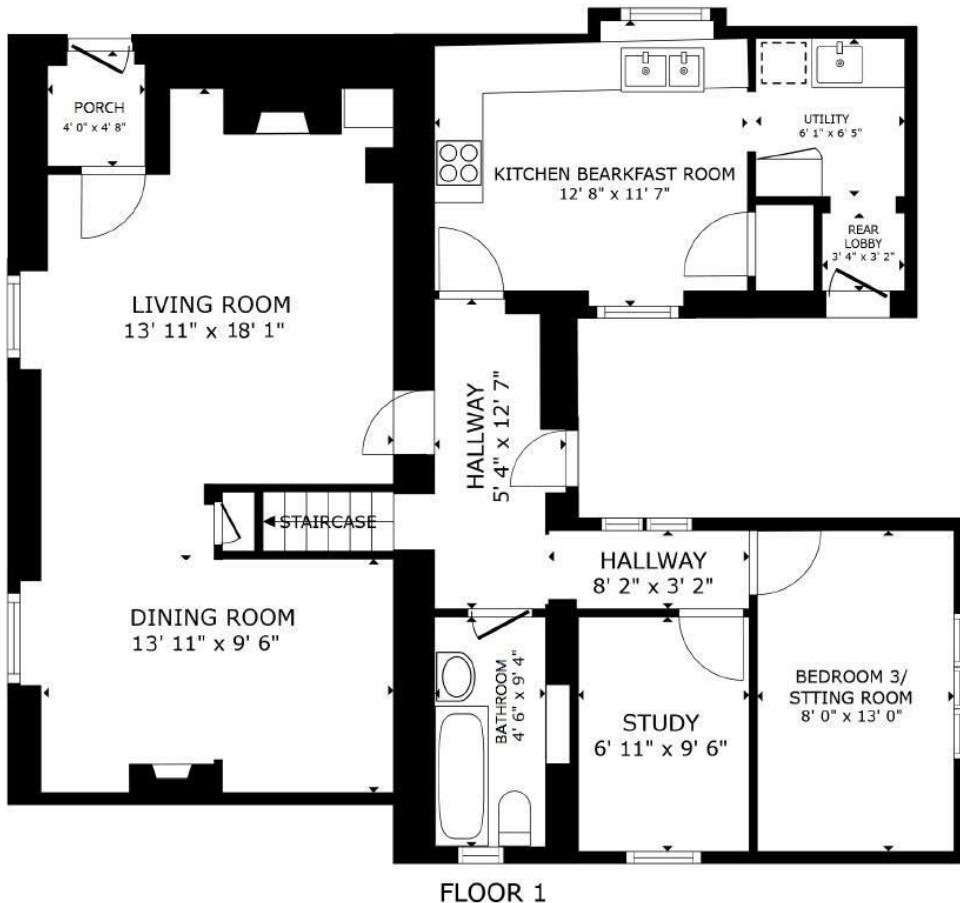


Directions

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



Floor Plan



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 firms employment has the authority to make or give any representation or warranty in respect of the property.

ANTI-MONEY LAUNDERING REGULATIONS: All UK property transactions are subject to HMRC Anti-Money Laundering Regulations. As a minimum requirement, each party to a transaction must complete an Identification and Source of Funds check once an offer is accepted. These checks are carried out via our compliance partner, Guild 365, at a cost of £36 inc. VAT per person. Prompt completion will help avoid delays in agreeing the sale.

REFERRAL FEES: Goodwin Residential and our partners provide a range of services to buyers, although you are free to use an alternative provider. We can refer you on to Mortgage Advice Bureau for help with finance. We may receive a fee of £200 if you take out a mortgage through them. If you require a solicitor to handle your purchase, we can refer you on to our selected panel of solicitors. In some cases we may receive a fee of £200 if you use their services.