



Hurfords

Church Street, Northborough Peterborough Freehold £1,100,000

Key Features



- Exquisite extended Grade II listed stone-built thatched cottage
- Situated on an expansive acre of land (STS)
- Open plan high specification kitchen/dining room
- A converted stone-built barn currently utilised as a home gym but could be converted to an annexe (STPP)
- Driveway with triple garage

Welcome to this exquisite extended Grade II listed stone-built thatched cottage which sits on an expansive acre of land (STS), promising a lifestyle of tranquillity, elegance, and rural charm nestled in the heart of Northborough.

Step through the welcoming entrance of the boot room, where tiled flooring and thoughtfully fitted storage create an ideal space for organizing coats and shoes. The downstairs cloakroom has been fitted with a contemporary two-piece suite, offering convenience and style.

The well-appointed utility room, boasts plumbing and space for appliances, and a range of base units for all your practical needs.

Beyond lies a haven of comfort and sophistication, with doors leading to the study, kitchen/dining



room, and sitting room. The Mark Wilkinson kitchen stands as a testament to culinary excellence, featuring high-specification base and wall units, bespoke storage solutions, and a generously sized island with integrated breakfast table adorned with marble worktops. Exposed wooden beams lend a touch of rustic charm to this culinary masterpiece, which seamlessly transitions into dining and seating areas ideal for modern family living. A door also gives access to the rear patio-a perfect spot for embracing outdoor living and alfresco dining.

Adjacent to the kitchen, the home office awaits and is the perfect home working environment, offering ample space for office furniture and storage.

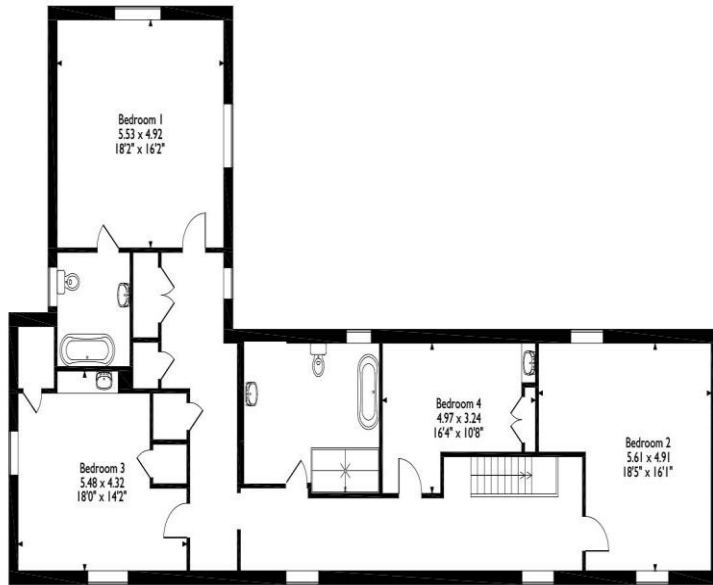
Step into the expansive 28" sitting room, where exposed beams, stonework, and in-built window seating exude character and warmth. A grand log-burning stove takes centre stage, enveloping the room in a cosy ambiance ideal for both relaxation and hosting gatherings. With ample space for dining furniture, this room effortlessly caters to every occasion.

To the right of the original entrance hall, discover the second sitting room, a charming retreat boasting French doors that open onto the rear garden, inviting the outdoors in. Exposed wooden beams and stonework add to the room's character, creating a warm and inviting atmosphere. A second log-burning stove

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01954 710620



Church Street, Northborough, Peterborough
 Approximate Gross Internal Area
 296 Sq M/3190 Sq Ft



First Floor



Ground Floor

Please note that the location of doors, windows and other items are approximate and this floorplan is to be used for illustrative purposes only. Unauthorized reproduction is prohibited.

completes the scene, providing additional comfort and charm along with further window seating.

Ascend the stairs to the first floor, where a part-galleried landing beckons you to discover the four double bedrooms and family bathroom that await. The master suite boasts serene views of the rear garden, complete with a dressing area featuring fitted wardrobes and an en-suite bathroom adorned with a luxurious three-piece suite, including a free-standing bathtub-an oasis of relaxation.

Bedrooms three and four offer comfort and style, each boasting fitted wardrobes and wash hand basins, while the family bathroom dazzles with its contemporary four-piece suite, including a free-standing bathtub and walk-in double shower.

Outside, the possibilities are endless. A converted stone-built barn (31'6" x 15'10") stands proudly in the garden, currently serving as a home gym but with potential for conversion into an annexe or home office/business space (STPP).

A spacious driveway provides ample off-road parking, leading to a triple garage-a haven for car enthusiasts or those seeking additional storage space.

The meticulously landscaped grounds beckon with their beauty, with the front garden boasting manicured lawns, mature plants, shrubs, and trees, all leading to a pathway guiding you to the original front door. Meanwhile, the rear garden offers a sprawling patio area perfect for alfresco dining, a large log store, and a vast lawn enclosed by hedging, ensuring privacy and tranquillity in equal measure.

Selling your property?

Contact us to arrange a FREE home valuation.

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