

Tithe Farm Pastures, PE6 9LN  
Langtoft  
Peterborough  
£900,000

Hurfords



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- Spanning Over 3,000sq/ft of Accommodation
- Stone Built Barn Conversion Style Family Home
- Open Field Views and a Pony Paddock Spanning Approximately 0.65 Acres (STS)
- Five Double Bedrooms - Two of Which Benefit from En-Suite Shower Rooms
- Open Plan Kitchen/Dining/Family Room - With Two Additional Reception Rooms
- Separate Home Office Ideal for Home Workers or Running a Business
- Set Within a Development of Just Five Properties and Surrounded by Open Fields
- Established Rear Garden With its Own Purpose Built Vegetable Patch

## 2 Tithe Farm Pastures Langtoft Peterborough PE6 9LN

As you enter, you are greeted by a grand entrance hallway with full-height window, solid oak flooring, staircase and doors. This inviting space sets the tone for the rest of the home, with its spacious layout and elegant design elements. The heart of the home lies in the open-plan kitchen/dining/family room, where sleek shaker-style cabinets, a sprawling island, and space for appliances create a culinary haven for both everyday meals and grand entertaining. The adjoining dining and sitting area provides the perfect setting for gatherings, with the family area beckoning for alfresco dining and entraining with French doors leading to the rear garden. The well-appointed utility room offers a wealth of storage space and practicality, with ample room for appliances and easy access to the side aspect of the property. Adjacent to the kitchen, the large pantry provides the perfect solution for keeping your culinary essentials organized and easily accessible. Venture further and discover the inviting sitting room, where hardwood floors and French doors seamlessly blend indoor and outdoor living, inviting you to unwind in the tranquillity of the rear garden. To the front of the property is a versatile dining room offering plenty of space for entertaining with family and friends. This space is versatile and is currently being utilised as a snug style sitting room. Ascending the staircase, a galleried landing leads to five generously proportioned double bedrooms, each offering a peaceful retreat from the hustle and bustle of daily life. The master suite exudes luxury with its built-in wardrobes and opulent en-suite bathroom, complete with a shower cubicle and contemporary finishes. Bedroom two also boasts access to its own en-suite. The remaining three double bedrooms share access to a family bathroom, complete with a freestanding bathtub and separate shower.

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Outside, the property is enveloped by the tranquillity of its rural surroundings, with a driveway leading to a double carport and manicured front garden. For those who require a dedicated workspace, a spacious home office awaits which is situated separate from the property and is accessed via the carport. Overlooking the verdant landscape, this private sanctuary provides the ideal environment for productivity and creativity. Beyond lies a west-facing rear garden, where lush lawns, mature trees, and vibrant foliage create a serene oasis for relaxation and recreation. A large vegetable garden offers the opportunity for sustainable living, while a pony paddock spanning approximately 0.65 acres beckons to equestrian enthusiasts and nature lovers alike. Set within a development of just five properties and surrounded by open fields, this idyllic retreat offers the perfect blend of privacy and convenience. With Langtoft's amenities close at hand and the vibrant towns of Market Deeping, Stamford, Bourne, Spalding and Peterborough within easy reach, this is an opportunity not to be missed. Embrace the essence of countryside living and make this extraordinary property your forever home.

Tithe Farm Pastures, Langtoft, Peterborough, Lincolnshire  
 Approximate Gross Internal Area  
 Main House = 276 Sq M/2971 Sq Ft  
 Outbuilding = 21 Sq M/226 Sq Ft  
 Total = 297 Sq M/3197 Sq Ft



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.



## Rooms/Measurements

### Ground Floor

Lounge 28'5" x 16'5"  
 Kitchen/Summer Room 28'3" x 24'1"  
 Utility 11'1" x 7'8"  
 Pantry  
 Dining Room 13'9" x 13'9"

### First Floor

Bedroom One 16'5" x 14'4"  
 Bedroom Two 16'11" x 11'3"  
 Bedroom Three 14'4" x 11'8"  
 Bedroom Four 9'9" x 9'7"  
 Bedroom Five 14'4" x 12'0"

Study 16'3" x 10'10"

Store 8'4" x 6'1"

Carport 22'8" x 16'11"

**TENURE: FREEHOLD**



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