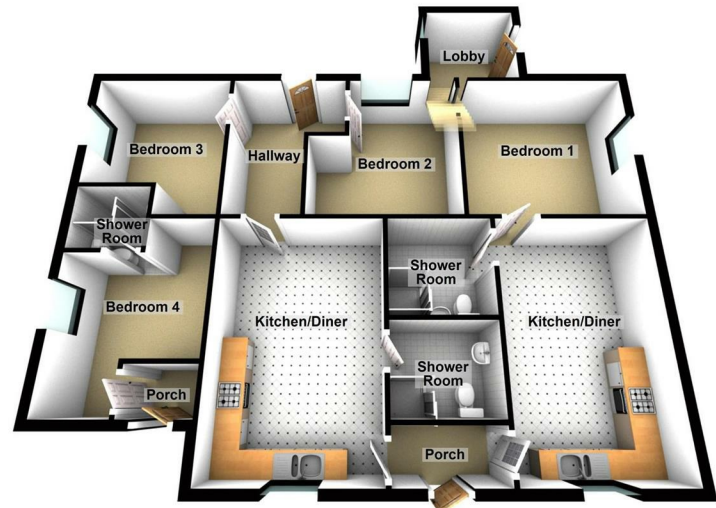
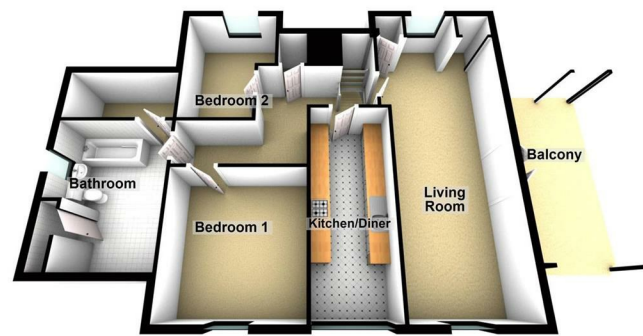


Ground Floor



First Floor



DETACHED BUNGALOW. B&B AND OWNER OCCUPIED SPACE.

ENTRANCE HALL WITH STORE ROOM

MAIN BEDROOM

DRESSING AREA

ENSUITE SHOWER ROOM

BEDROOM 2 WITH SHOWER ROOM ENSUITE

BEDROOM 3 WITH SHOWER ROOM ENSUITE

DINING AREA

OPEN PLAN LIVING SPACE WITH DINING/LIVING/GAMES ROOM SPACE

CLOAKROOM

KITCHEN BREAKFAST ROOM WITH DINING AREA

SITTING ROOM/BEDROOM

BEDROOM 4 WITH SHOWER ROOM ENSUITE

DETACHED PROPERTY WITH SELF CATERING DWELLINGS.

GROUND FLOOR STUDIO WITH SHOWER ROOM ENSUITE

GROUND FLOOR TWO BEDROOM APARTMENT WITH SHOWER ROOM

GROUND FLOOR ONE BEDROOM APARTMENT WITH SHOWER ROOM

FIRST FLOOR MAISONETTE WITH TWO BEDROOMS, BALCONY SPACE OFF LIVING ROOM AND THREE PIECE BATHROOM

OUTSIDE GROUNDS WITH LAKE AND WOODLAND.



woodcockholmes.co.uk



**Woodcock Holmes**  
 First Floor Offices, 4 Office Village  
 Hampton, Peterborough PE7 8GX  
 01733 303111  
 info@woodcockholmes.co.uk



These particulars do not constitute part or all of an offer of contract. The measurements are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to re-check measurements before committing to any expense. Woodcock Holmes have not tested any apparatus, equipment, services, fixtures or fittings and it is in the buyer's interest to check the working condition of appliances. Floorplans are for illustration purposes only and are not to scale. Woodcock Holmes has sought not to verify the legal title of the property. Buyers not obtain such verification from their solicitors.

**47 March Road**  
 Coates, Whittlesey, Peterborough, PE7 2BX  
 £1,600,000



## 47 March Road Coates, Whittlesey, Peterborough PE7 2BX

Don't miss the chance to make this extraordinary property and its breathtaking grounds your own! Call our dedicated sales team on 01733 303111 for more information or to arrange a viewing.

- STUNNING PRIVATE PROPERTY WITH PLENTY OF POTENTIAL
- BEAUTIFUL LAKE AND WOODLAND AREA
- DETACHED BUNGALOW OVER 3000 SQ FT
- SEPERATE DETACHED BUILDING WITH X4 INDIVIDUAL APARTMENT/MAISONNETTES
- RURAL COUNTRYSIDE LOCATION SURROUNDED BY WALKING SPOTS
- BUSINESS OPPORUNITY AS BED AND BREAKFAST ACCOMMODATION
- TOTAL OF 10 BEDROOMS AND 8 SHOWER ROOMS
- BEAUTIFUL RECEPTION AND KITCHEN AREAS IDEAL FOR ENTERTAINING
- GOOD CONDITION AND QUALITY FINISH THROUGHOUT
- CALL OUR OFFICE ON 01733 303111 TO ARRANGE A VIEWING

Viewings: By appointment  
£1,600,000

### THE PROPERTY

Step into your own private paradise through the welcoming electric wooden gates that lead to this secure and spacious plot measuring approximately 3.2 acres (STS). The gates open to reveal a sprawling gravel driveway that leads to the front of a magnificent detached bungalow, currently operating as a bed and breakfast/self catering holiday accommodation in one half and the owners living space to the other. Continuing further, it extends to an open parking area with a convenient turning circle, offering easy access to all the dwellings, expansive green spaces, and a serene lake.

The detached bungalow, boasts over 3000 square feet of luxurious living space, thoughtfully split into two distinctive areas. The Bed and Breakfast section features a stunning main bedroom with fitted wardrobes, a separate dressing area, and a stylish ensuite shower room. Additionally, there are two more double bedrooms, each with its own ensuite shower room. A spacious reception room, which can easily serve as a dining area, and a convenient storage room complete this section.

From the grand hallway, the bungalow seamlessly transitions into the owners living accommodation, featuring an impressive open plan living space. This area offers room for a living area, a cozy sitting room, and a dedicated games room with a magnificent open log burner and surrounding fireplace as its focal point. A two-piece cloakroom is an added convenience. The open-plan kitchen-diner, with its charming farmhouse-style kitchen, central island, ample worktop space, and storage, opens up into a delightful dining/breakfast area with an inviting open fire and French doors leading to the private garden.

The enclosed garden space features a lush lawn, a charming patio

area off the bungalow, and a raised decking area with a canopy. The bungalow continues to surprise with more space, including a cozy sitting room and an additional double bedroom with a shower room ensuite.

Adjacent to the bungalow, a further detached property features a collection of Maisonette/Self Catering rooms. The ground floor offers a one-bedroom studio with an ensuite shower room, while an entrance lobby leads to an additional one-bedroom dwelling with a shower room and kitchen/living space and a separate two-bedroom dwelling, also with a shower room and kitchen/living space. At the rear of the building, a quaint courtyard area leads onto an entrance porch and stairs leading to an additional dwelling that offers two bedrooms, a three-piece bathroom, a kitchen/diner, and a spacious living room with a log burner and French doors that open onto a balcony overlooking the grounds.

The sprawling grounds are adorned with a boundary of mature shrubs and trees, ensuring both privacy and security. Beyond the parking area and turning circle, a wooden gate beckons you towards an open wild garden space (originally used as paddocks) with a picturesque walkway leading to the rear of the plot, where a stunning lake awaits. Nestled in complete privacy and without prying eyes, this peaceful lake area is mature and offers multiple jetty areas for serene moments. space for fishing and an attraction for wildlife.

Don't miss the chance to make this extraordinary property and its breathtaking grounds your own. There is plenty of potential to expand the current business and space for extension and building space (STP).

Contact our dedicated sales team at 01733 303111 to arrange a viewing and seize this rare opportunity before it's too late!

### Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		<b>74</b>
(55-68) <b>D</b>		
(39-54) <b>E</b>	<b>43</b>	
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	