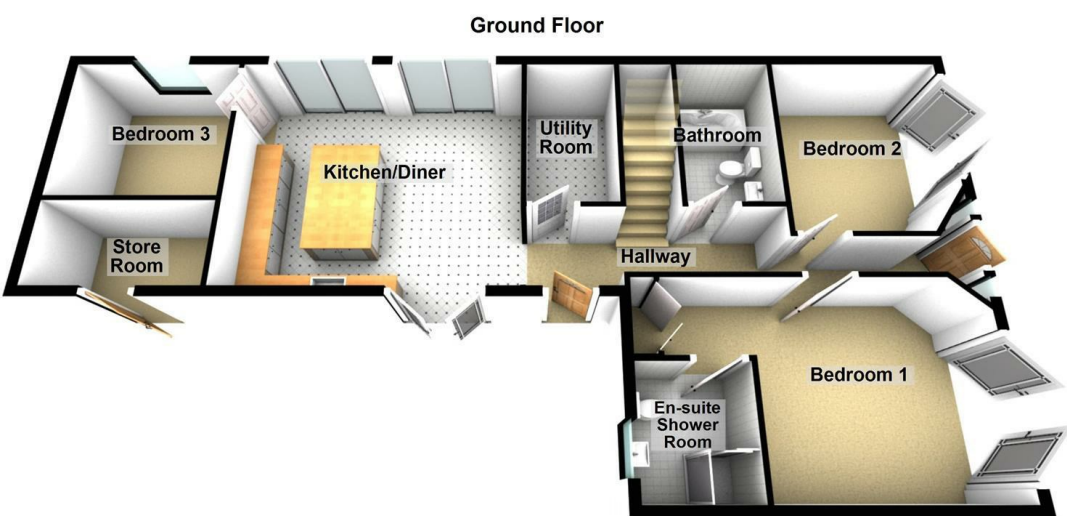
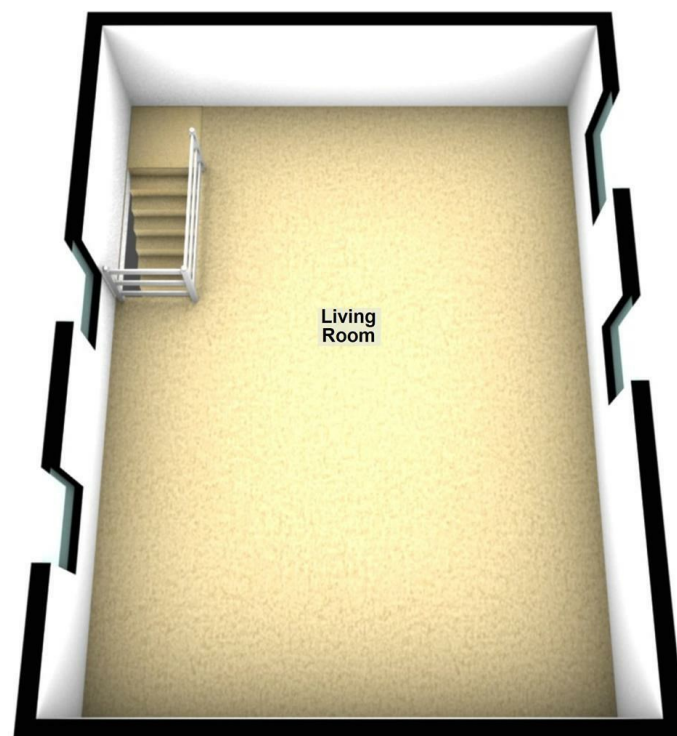




First Floor



- HALLWAY
- KITCHEN/DINER
- UTILITY ROOM
- BATHROOM
- BEDROOM 1
- ENSUITE SHOWER ROOM
- BEDROOM 2
- BEDROOM 3
- LIVING ROOM
- OUTSIDE STORE ROOM

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THE GUILD PROPERTY PROFESSIONALS

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.

English Drove
 Thorney, Peterborough, PE6 0TL
 £399,995



English Drove

Thorney, Peterborough

PE6 0TL

A stunning high-end barn conversion blending modern luxury with original character, set in a peaceful countryside location near historic Thorney. Spacious interiors, beautiful beams, and private outdoor areas make this the perfect rural retreat with excellent commuter links.

- STUNNING HIGH-END BARN CONVERSION FINISHED TO AN EXCEPTIONAL STANDARD
- BEAUTIFUL BLEND OF MODERN LUXURY AND ORIGINAL CHARACTER FEATURES
- IMPRESSIVE VAULTED CEILINGS WITH EXPOSED WOODEN BEAMS
- SPACIOUS KITCHEN/DINER WITH CENTRAL ISLAND AND HIGH-END NEFF APPLIANCES
- LUXURIOUS FAMILY BATHROOM WITH ROLL-TOP BATH, UNDERFLOOR HEATING AND BUILT-IN TELEVISION
- STRIKING ORIGINAL BRICKWORK EXTERIOR WITH PRIVATE COURTYARD ENTRANCE
- THREE DOUBLE BEDROOMS INCLUDING PRINCIPAL WITH FITTED WARDROBES AND EN-SUITE
- SPECTACULAR FIRST-FLOOR LIVING ROOM (20'4" X 27'9") FLOODED WITH NATURAL LIGHT

Viewings: By appointment

£399,995

ACCOMMODATION

You approach the property via a gravelled driveway providing off-road parking for four vehicles, together with additional parking/storage within a garage. A private courtyard patio with outdoor store leads to the home, accessible through French doors into the kitchen or a single side entrance into the hallway.

The heart of the home is the stunning kitchen/diner, immediately impressive on entry with its vaulted ceiling, exposed beams, and contemporary fitted kitchen. High-end integrated appliances include Neff slide-and-hide oven doors and a matching microwave, complemented by a central island. This spacious area provides ample room for dining furniture and entertaining, with two sets of French doors opening onto a private decking area – ideal for summer gatherings with a wonderful open flow.

Adjoining the kitchen is a versatile room, currently utilised as a third bedroom. The hallway leads to a practical utility room with plumbing and storage, and a luxurious family bathroom featuring a freestanding roll-top bath, underfloor heating, and a built-in wall television, along with WC and wash hand basin.

To the rear aspect are two generous double bedrooms, both with French doors opening onto a private, non-overlooked garden bordered by hedging and landscaped with gravel and mature plants. The principal bedroom benefits from fitted wardrobes and a fully tiled en-suite shower room with a double walk-in shower, WC, and wash hand basin.

Upstairs, a spectacular living room measuring 20'4" x 27'9" awaits. This impressive space, enhanced by a vaulted ceiling with exposed beams, is flooded with natural light from windows to both the front and rear, offering flexibility and a striking setting for everyday living or entertaining.

LOCATION

The property offers the perfect balance of private rural living with excellent accessibility to nearby amenities. Thorney is a historic village with a welcoming community, local shops, a traditional pub, golf course, walking routes, and regular events.

MEASUREMENTS

ENTRANCE HALL: 1.55m x 6.10m | 5'1" x 20"

KITCHEN DINER: 5.39m x 4.42m | (17'7" x 14'5")

THIRD BEDROOM: 2.82m x 3.13m | (9'3" x 10'3")

UTILITY ROOM

FAMILY BATHROOM: 1.75m x 2.95m | 5'9" x 9'8"

SECOND BEDROOM 3.15m x 3.57m (10'3" x 11'7") maximum into recess

MAIN BEDROOM 3.69m x 4.48m (12'1" x 14'7") maximum into recess

ENSUITE SHOWER ROOM: 1.93m x 2.24m | 6'4" x 7'4"

LEADING UP THE THE FIRST FLOOR...

LIVING ROOM: 6.23m x 8.49m | (20'4" x 27'9") maximum including stairs

TENURE

Freehold.

MARKETING INFORMATION

Every effort has been made to ensure that these details are accurate and not misleading please note that they are for guidance only and give a general outline and do not constitute any part of an offer or contract. All descriptions, dimensions, warranties, reference to condition or presentation or indeed permissions for usage and occupation should be checked and verified by yourself or any appointed third party, advisor or conveyancer. None of the appliances, services or equipment described or shown have been tested.

INVESTMENT INFORMATION

If you are considering this property BUY TO LET purposes, please call our Property Management team on 01733 303111. They will provide free expert advice on all aspects of the lettings market including potential rental yields for this property.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		68
(39-54) E	46	
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		
EU Directive 2002/91/EC		
Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England & Wales		
EU Directive 2002/91/EC		