



Hurfords

Haven Barn Farm Maxey Road, Helpston Peterborough Freehold

Key Features



- Exceptionally presented and extended stone-built detached family home arranged over three floors
- Five well-proportioned bedrooms, including two with ensembles and four luxury bathrooms
- Stunning principal suite with dressing room, ensuite, Juliet balcony, air conditioning, and uninterrupted field views
- Impressive extended kitchen/dining space with integrated Neff & Siemens appliances, breakfast bar, and bi-folding doors
- Three versatile reception rooms, plus additional flexible ground-floor spaces currently used as a games room and gym/office

Set within the heart of the highly desirable village of Helpston, this outstanding five-bedroom detached stone-built residence has been beautifully extended and meticulously presented to offer a remarkable blend of period charm and contemporary living. Arranged over three floors, the property provides substantial and highly versatile accommodation, perfectly suited to modern family life and refined entertaining.

From the moment you step into the welcoming entrance hall, a clear sense of space, quality, and thoughtful design is immediately apparent. The ground floor enjoys the benefit of underfloor heating throughout, enhancing comfort and efficiency, while air conditioning is fitted across the entire house, ensuring year-round climate control.



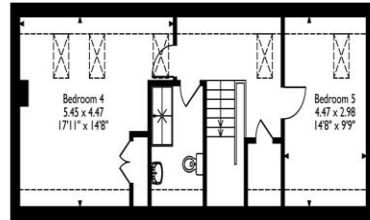
The ground floor offers an impressive range of reception spaces, including a generous living room featuring a log burner and air conditioning, ideal for cosy evenings or relaxed gatherings. The property also benefits from a number of highly versatile rooms, currently utilised as a games room, gym, and office, offering exceptional flexibility to accommodate home working, recreation, or additional family living areas.

The heart of the home is undoubtedly the stunning, extended kitchen, which was professionally redesigned and installed by Stamford Kitchens in 2021.

This exceptional space has been thoughtfully created to combine style with functionality and features a comprehensive range of contemporary fitted units, extensive work surfaces, and a superb selection of premium integrated appliances. These include Fisher & Paykel hob, extractor, wine fridge and American-style fridge/freezer, alongside integrated Neff ovens, microwave, coffee machine, warming drawers, and additional refrigeration. A breakfast bar provides informal seating, while the kitchen flows seamlessly into the dining area, which is flooded with natural light via multiple windows and bi-folding doors opening directly onto the rear garden. An adjoining utility room offers further practicality with additional storage and



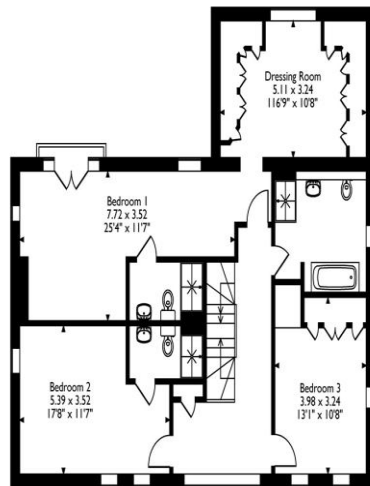
Maxey Road, Helpston, Peterborough
Approximate Gross Internal Area
314 Sq M/3380 Sq Ft



Second Floor



Ground Floor



First 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.

laundry facilities, complemented by a ground-floor cloakroom.

The first floor provides four well-proportioned bedrooms, two of which enjoy their own private ensembles. The principal bedroom suite is truly exceptional, forming a luxurious sanctuary within the home. This elegant space benefits from air conditioning, a Juliet balcony overlooking open fields, and access to a beautifully appointed dressing room with fitted wardrobes and picturesque countryside views.

The accompanying ensuite completes this refined retreat. The remaining bedrooms on this level are served by a stylish family bathroom finished with a contemporary four-piece suite. The second floor offers further flexible accommodation, comprising two additional bedrooms and a modern shower room. These rooms are ideal for older children, guests, or additional home office space, enhanced by Velux windows that draw in excellent natural light. The home has also benefitted from new carpets installed approximately three years ago, further contributing to the immaculate presentation throughout.

Externally, the property continues to impress. The rear garden is laid mainly to lawn with mature planting and a paved patio area, creating a private and tranquil outdoor space while enjoying stunning, far-reaching views across open fields — a perfect reflection of the peaceful village lifestyle that Helpston is renowned for.

Selling your property?

Contact us to arrange a FREE home valuation.

 01733 380956

 Unit 5, The Barns Milton Lane, Castor, PETERBOROUGH, Cambridgeshire , PE5 7DH

 info@hurfords.co.uk

 www.hurfords.co.uk



 SCAN ME



Hurfords is a trading name of Sharman Quinney Holdings Limited which is registered in England and Wales under company number 4174227, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.

1: These particulars do not constitute part or all of an offer or contract. 2: The measurements indicated are supplied for guidance only and as such must be considered incorrect. 3: Potential buyers are advised to recheck the measurements before committing to any expense. 4: Hurfords has not tested any apparatus, equipment, fixtures, fittings or services and it is the buyers interests to check the working condition of any appliances. 5: Hurfords has not sought to verify the legal title of the property and buyers must obtain verification from their legal representative. 6: Intending purchasers will be asked to produce identification documentation at a later stage and we would ask your co-operation in order that there will be no delay in agreeing the sale. Ref: HUC104453 - 0002

