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70 HIGH STREET, PE19

GUIDE PRICE £775,000

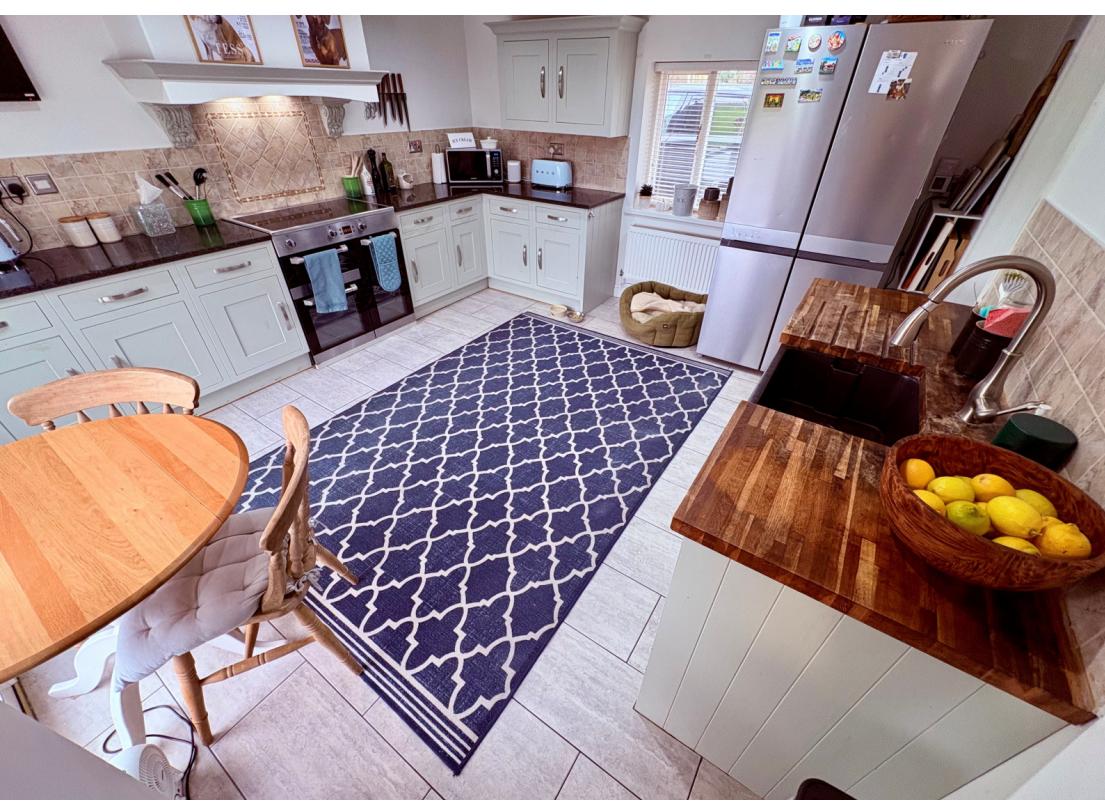
Mulberry Cottage is set within approximately an acre of beautifully landscaped, wrap-around gardens, enjoying spectacular south-facing views across open countryside. This stunning Grade II listed thatched cottage seamlessly marries period character features with contemporary modern comforts.

The kitchen/breakfast room, recently replaced, combines a classic farmhouse aesthetic with modern practicality. Features include granite worktops, a Belfast-style sink, underfloor heating, a walk-in pantry and French doors opening onto a large private patio and gardens – ideal for sun worshipping, entertaining and al fresco dining.

The lounge and dining room both feature impressive inglenook fireplaces with wood-burning stoves. Throughout the property are exposed beams, cottage-style latch doors, charming nooks and crannies, low-level bedroom windows, exposed brickwork and beautifully sloping ceilings, all combining to deliver quintessential chocolate-box charm with modern comfort and a sense of peaceful countryside living.

A third reception room, filled with natural light and enjoying views across the secluded grounds, lends itself perfectly to a games room or pool room.





Upstairs, the master suite is accessed via a secondary staircase to the rear of the property and features a dressing area and newly refitted bathroom. From the main staircase, there are two further double bedrooms served by a stylish, refitted shower room.

Approached from the High Street through wooden farm gates, the sweeping driveway offers ample off-road parking before continuing to the main entrance and an oversized detached double garage, with additional garden areas flanking the drive.

Above the garage is a versatile first-floor room, ideal as a home office, studio or children's playroom.

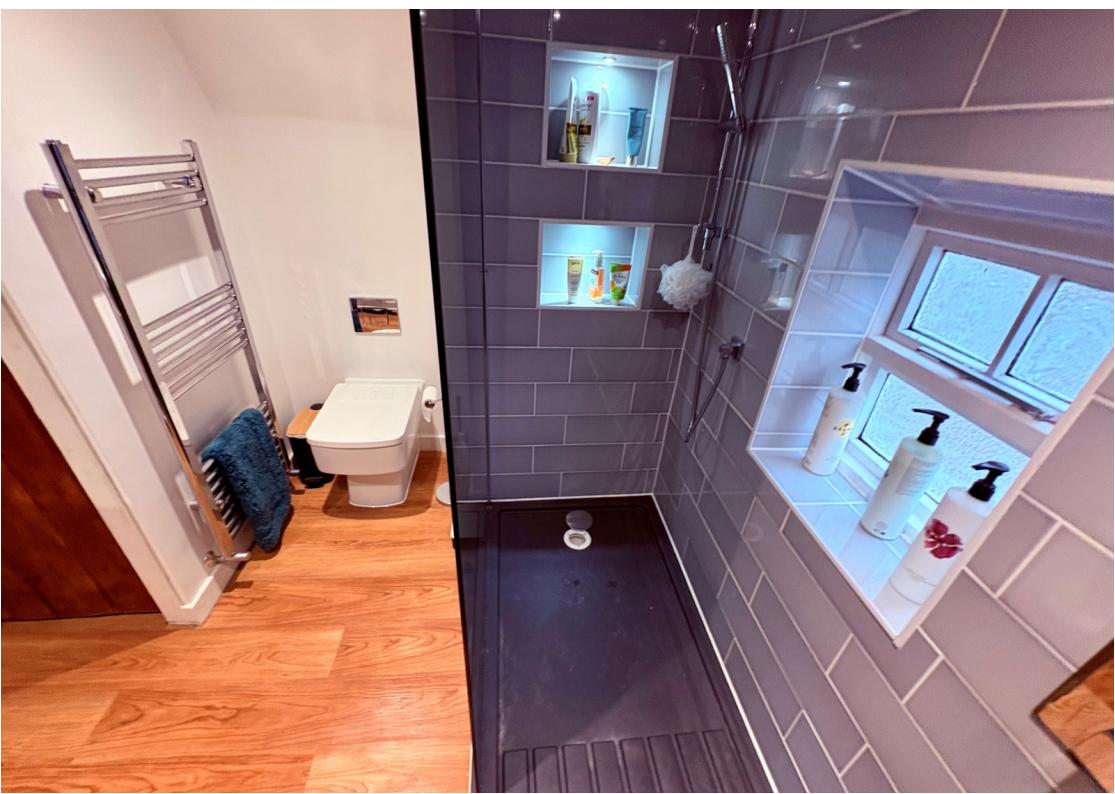
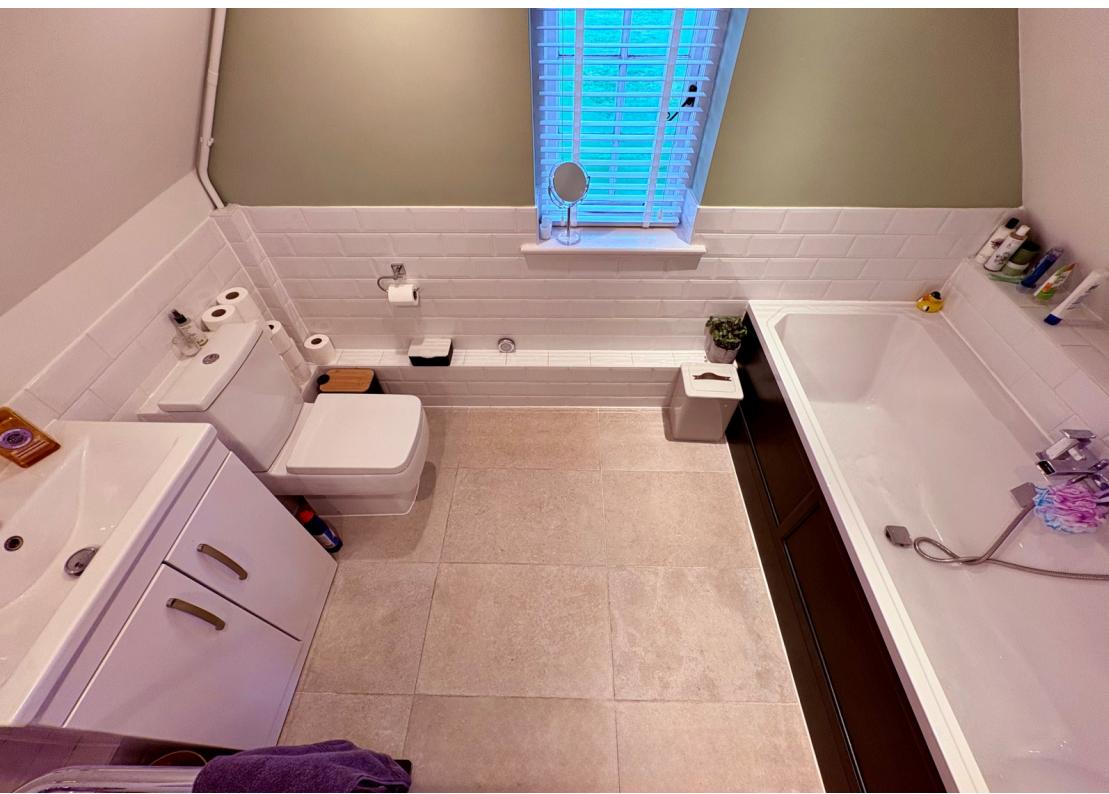
The grounds are truly breathtaking, featuring mature trees, a natural duck pond and a generous patio area perfectly positioned to enjoy the far-reaching rural views.

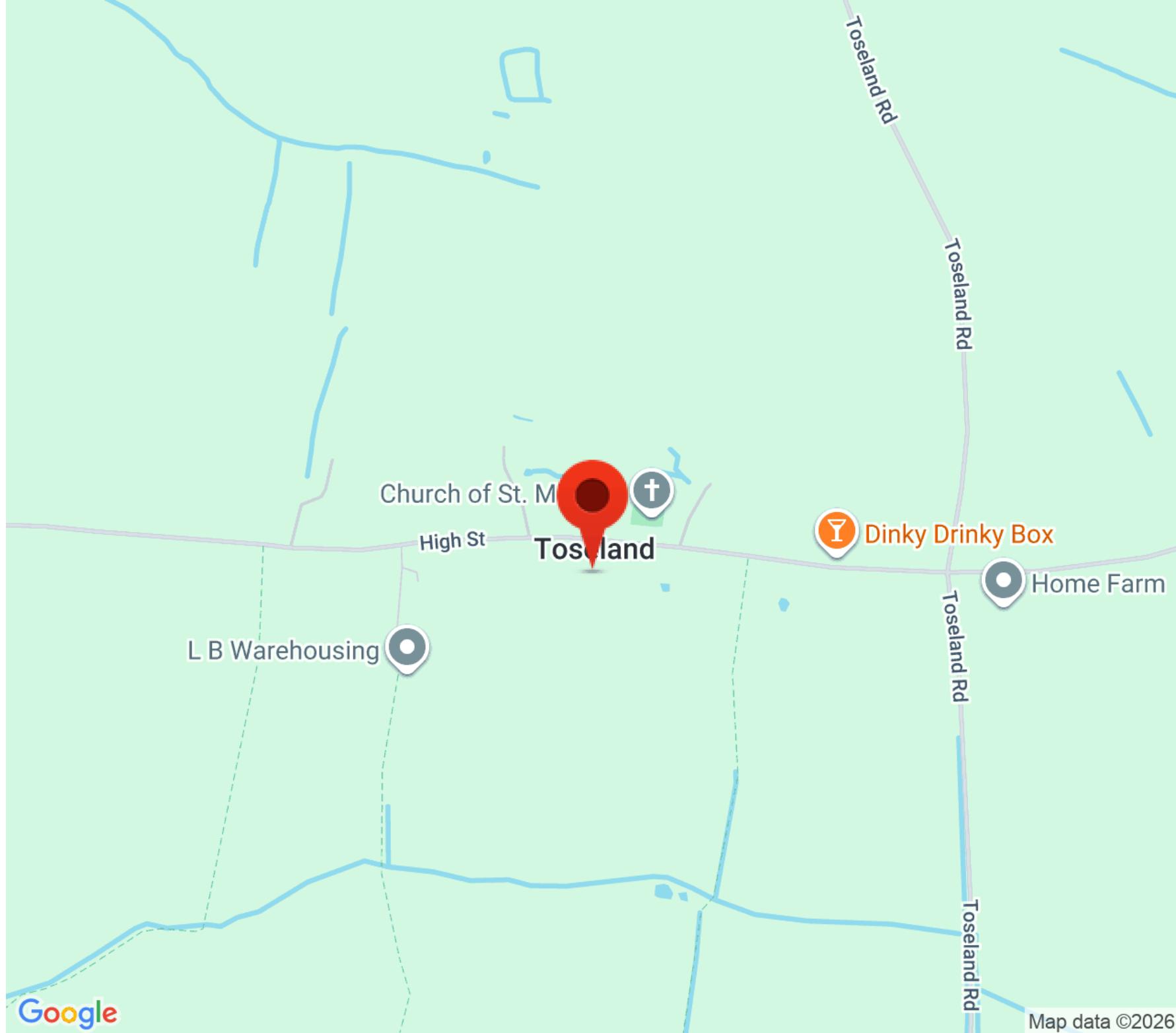
Mulberry Cottage represents a rare opportunity to acquire a quintessential English country home, beautifully presented and ready to move into.

Agents' Note: This is a truly rare opportunity to own this exceptional countryside home. Mulberry Cottage is ready to move straight in – imagine arriving in time for summer, enjoying its glorious setting and hosting a housewarming party that will be the envy of family and friends."

Contact us to arrange a viewing – you will not be disappointed.









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