



St. Pegas Road, Peakirk Peterborough Freehold: £600,000

Hurford's

Key Features



- Beautiful Grade II Listed stone-built home full of period charm and craftsmanship
- Situated in the highly desirable village of Peakirk, surrounded by countryside and community spirit
- Generous kitchen/diner with vaulted ceiling, feature window and French doors to the garden
- Multiple spacious reception rooms, including a character-rich lounge with log burner and additional study/snug
- Charming original features throughout, including exposed beams, timber details and heritage glazing

Known for its peaceful ambience, pretty lanes and strong sense of community, Peakirk is a quintessential English village where period homes sit beautifully within a rural landscape, yet remain conveniently close to Peterborough's commuter links.

Peakirk is a beautifully preserved and much loved village offering a thoughtful selection of amenities that enhance day to day living and contribute to its strong sense of community. At its heart is the welcoming Village Hall, a focal point for local events, clubs and social activities. Families benefit from a well maintained children's playground, providing a safe and enjoyable outdoor space for little ones.

The village is also home to the highly regarded local pub and restaurant, The Ruddy Duck, known for its warm atmosphere, excellent food and friendly service - a true gathering place for residents and visitors alike.

Regular bus services link Peakirk to surrounding towns and the wider Peterborough area, making travel and commuting convenient. The village's picturesque countryside setting



also offers plentiful opportunities for walking, cycling and fishing, allowing residents to enjoy the tranquillity and beauty of the outdoors right on their doorstep.

Together, these amenities contribute to Peakirk's exceptional quality of life, making it a truly desirable place to call home.

Carefully restored and sympathetically enhanced, this remarkable property blends original period detailing—including exposed beams, stonework and traditional proportions with thoughtfully chosen contemporary finishes. The result is a home filled with charm, warmth and understated elegance, perfectly suited to modern living.

Externally, the property enjoys a wealth of enviable features including off road parking, a stone built large double garage with room above, an oak framed car port, and a beautifully matured rear garden.

Landscaped with care, the garden provides a generous lawn, established trees, well-stocked borders, a vegetable patch and a peaceful patio seating area - a private and tranquil space to relax and entertain.

The property is surrounded by protected hedgerows which allows for privacy around the driveway space and left hand boundary of the property.

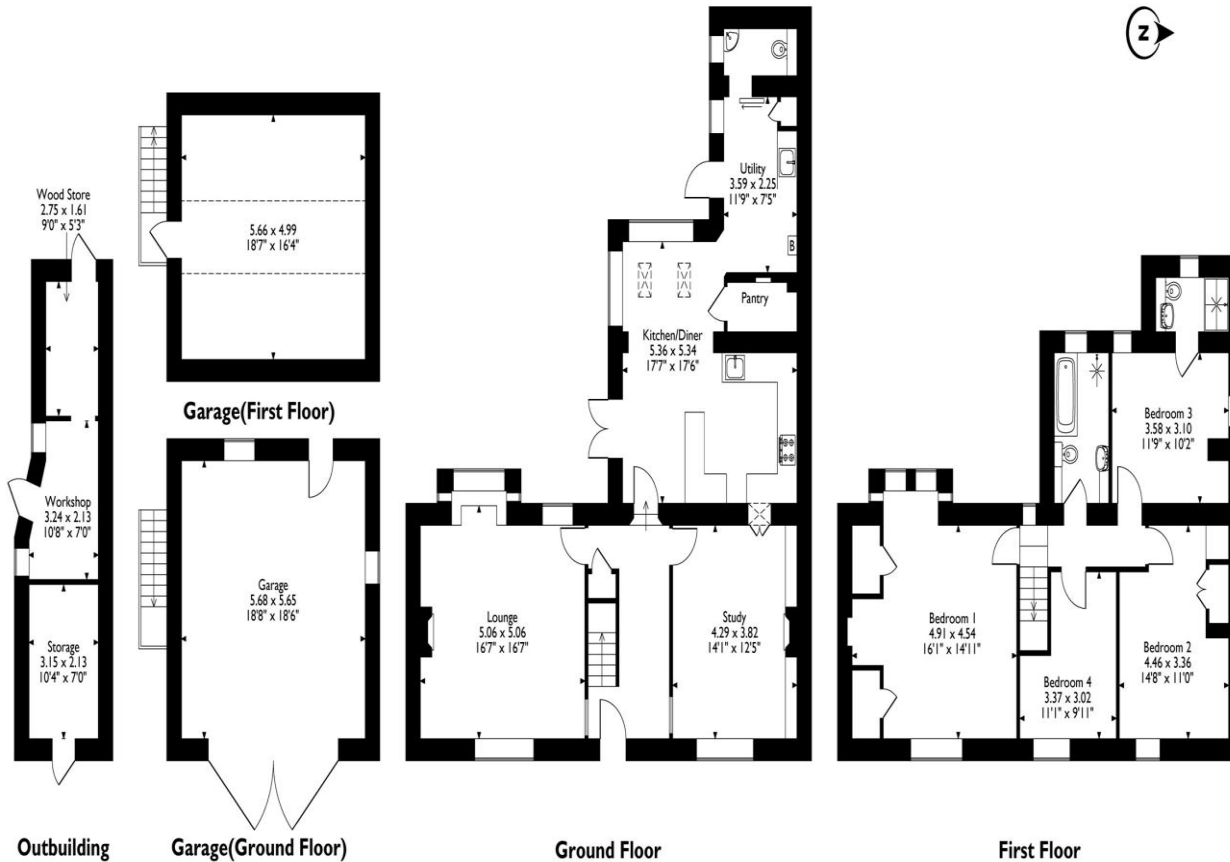
Upon entrance to the side of the property, viewers are greeted by a beautifully cascading, purple climbing wisteria which decorates the car port and garden patio.

Entrance Hall

Welcoming entrance hall featuring parquet flooring, under



St. Pegas Road, Peakirk, Peterborough
 Approximate Gross Internal Area
 Main House = 166 Sq M/1787 Sq Ft
 Garage = 40 Sq M/430 Sq Ft
 Outbuilding = 18 Sq M/194 Sq Ft
 Total = 224 Sq M/2411 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.

stair storage and doors leading to the principal rooms. A feature upon entrance is a stained-glass window highlighting the history and character which divides the entrance and the lounge.

Lounge - 5.06m x 4.34m (16'7" x 14'3")

A beautifully proportioned reception room with a double glazed window to the front and a lovely bay window with window seat to the rear. Character continues throughout with exposed ceiling beams, a log burner, radiator and charming views over the garden.

Reception Room / Study - 4.34m x 3.81m (14'3" x 12'6")

Currently used as a study, this versatile second reception room includes a double glazed heritage window to the front, radiator, feature chimney breast with recessed shelving and storage cupboard, and exposed ceiling timbers.

This cosy reception room allows for use as separate evening snug or a playroom for younger children due to being offset to the kitchen.

A striking wooden door inset with coloured glass panels separates the hallway from the snug, offering a blend of privacy and character. This feature adds visual interest while maintaining a smooth, natural flow through the ground floor.

Kitchen / Diner - 5.54m x 5.51m (18'2" x 18'1")

A stunning open-plan space combining modern convenience with character detail.

Dining area with vaulted ceiling, feature window and wooden French doors opening into the garden, making the space light, airy and perfect for use as a family hub.

Selling your property?

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