



Polls Yard, Castor Peterborough  
£900,000 **Freehold**

QUENTIN  
MARKS



# Key Features



- Large Family Home
- Reclaimed Stone & Pantiles
- 5 Double Bedrooms
- Ensuite & Dressing Room
- Lounge & Garden Room

This attractive property, set in Castor's conservation area, has been sympathetically constructed using salvaged stone and roof tiles from the original farmyard buildings, creating a characterful home within a private courtyard setting. The property is now one of just four individual homes and offers extensive and versatile accommodation arranged over three floors, together with substantial outbuildings and garaging.

The ground floor comprises a spacious kitchen/dining room, extensively fitted with a range cooker, integrated dishwasher and integrated fridge. There is also a downstairs WC and a large living room with built-in cupboards and storage. A pair of French doors lead from the living room into a generous garden room, featuring a



warm roof and exposed stone walling, with a further pair of French doors opening onto the rear garden.

On the first floor, the impressive master bedroom suite includes a dressing area with fitted wardrobes and an en suite bathroom, complete with a roll-top bath and separate walk-in shower. There are two further double bedrooms on this floor, together with a family bathroom. The second floor provides two additional double bedrooms and a shower room, giving the main house a total of five double bedrooms.

To the side of the main house, and accessed internally, are two further rooms positioned above two of the garages. One is currently used as a home office, while the other serves as a treatment room, although both offer considerable potential for a variety of uses. A small bathroom also serves this area.

The extensive outbuildings provide garaging for numerous vehicles and offer significant further potential, including the possibility of creating multigenerational accommodation, subject to obtaining the necessary planning consents.

Outside, the rear garden features a paved patio with pergola, lawned areas and a variety of established fruit trees, including apple, pear, cherry and plum. To the front, there is extensive gravelled parking providing space for numerous





Second Floor



First Floor



Ground Floor

Total floor area 407.1 sq.m. (4,382 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by [www.PropertyBox.io](http://www.PropertyBox.io)



vehicles, together with direct access to the substantial garaging.

Overall, this is a substantial and highly versatile property, combining character features with generous living accommodation, extensive parking, garaging and exciting potential.

Please note that, as a residential dwelling, the property is subject to a restriction preventing it from being used at any time for any purpose other than as a single private dwellinghouse. Accordingly, no trade, business or manufacturing activity may be carried out from the property.

#### Agents Note

Please note that the AML fee covers the cost of carrying out the required identity and anti-money laundering checks. Once these checks have been completed, the fee cannot be refunded, even if the property purchase does not go ahead.

To view this property call Quentin Marks on:  
**01778 391600**

# Selling your property?

Contact us to arrange a **FREE** home valuation.

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INFORMATION



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