



Peakirk, Peterborough Freehold

Guide Price- £750,000

Hurford's

Key Features

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- Historical building
- Grad II listed
- 4 bedrooms
- Annex with bathroom and kitchenette
- Four reception rooms

A rare and truly exceptional opportunity to acquire a remarkable piece of local history, The Old Station House occupies a secluded and substantial plot within the peaceful and highly regarded village of Peakirk. Originally constructed in 1848 to serve the opening of the Great Northern Railway Loop Line, this magnificent Grade II listed building has enjoyed more than a century of railway history before being lovingly converted into a private residence in the early 1990s.

Architecturally striking, the station is an impressive Italianate-style gault brick building, featuring a low-pitched hipped slate roof, wide overhanging eaves and a distinctive three-storey tower, which remains one of the property's most memorable features. The station ceased passenger services in September 1961, bringing to an end more than 100 years of active railway use. Remarkably, the building has undergone relatively few external alterations, with many of its original architectural features still intact. The former platform and goods yard have since disappeared, leaving the station building standing proudly within its established private grounds.



Having been granted listed status in 1982, The Old Station House offers an incredibly rare combination of historical significance, architectural character and versatile modern living.

The property has largely retained the character of its 1990s conversion and is approached via a welcoming entrance hall, complete with an impressive sweeping staircase rising through the principal floors.

The ground floor provides generous and versatile reception accommodation, including a substantial lounge, separate sitting room and a large kitchen/breakfast room, together with a particularly attractive conservatory.

The reception areas provide access onto the front and side gardens, which are exceptionally private, mature and secluded, creating a wonderful sense of tranquillity. Planning permission has also been granted for the creation of a cellar beneath the garden room, supported by substantial two-metre foundations, offering exciting potential for additional accommodation, storage or specialist use.

To the first floor are three further bedrooms and a family bathroom, together with a further staircase rising into the property's magnificent tower. The upper level of the tower provides an additional room, currently utilised as a bedroom, and enjoys the unique character that only a building of such provenance can provide.

Externally, the property is approached via a generous driveway providing parking for several vehicles and leading to an exceptionally large detached double garage. The garage itself incorporates an entirely separate private annex, offering a studio/lounge and living kitchen area, a separate bedroom and its own shower room. This versatile space could prove ideal for dependent relatives, guests, independent living, a home office or studio, or potentially a variety of business uses, subject to the necessary consents. In addition, the property benefits from separate gas, water and



Old Station House The Mallards Peakirk PE6 7NF

Approximate Gross Internal Area

Total (Including Outbuilding) = 3667 SQ FT / 341 SQ M

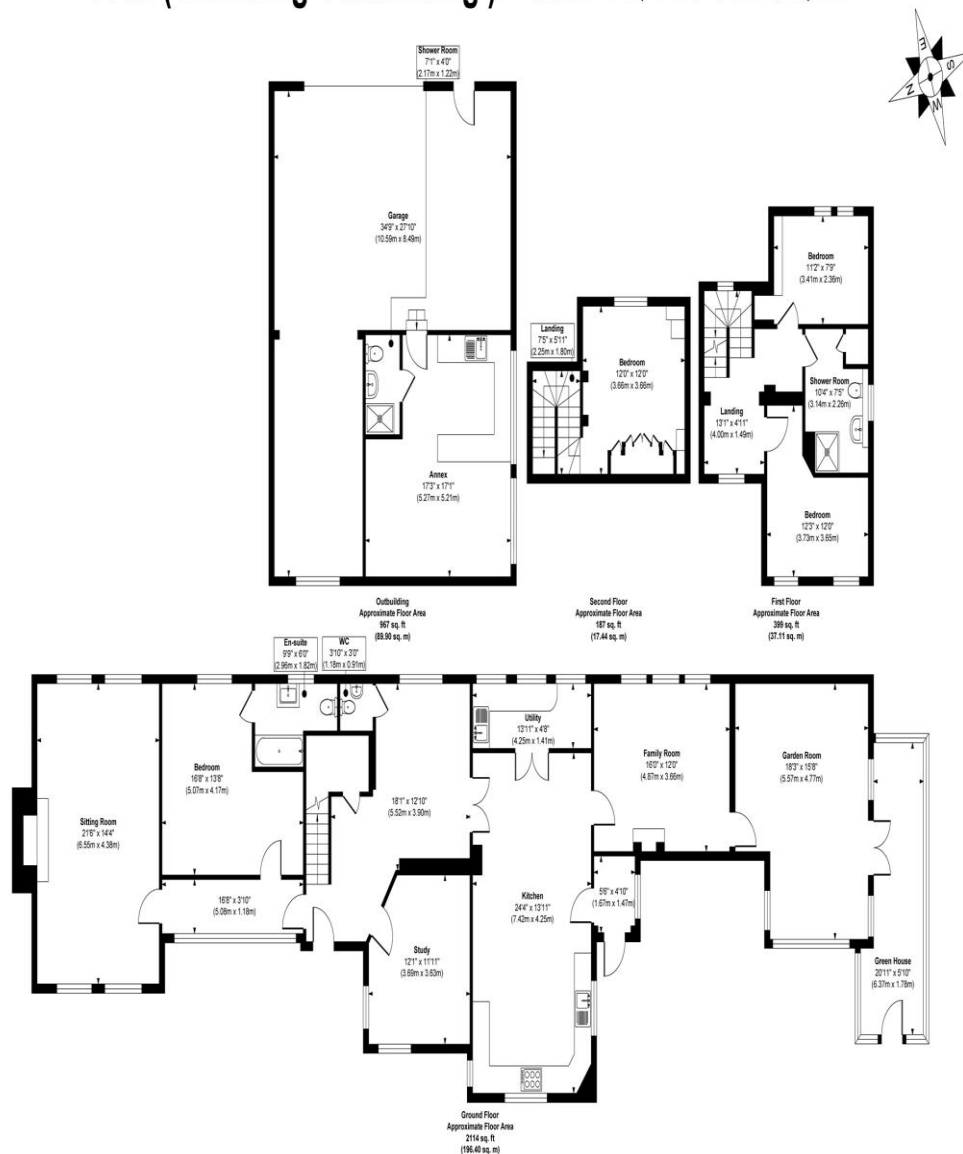


Illustration for identification purposes only, measurements are approximate, not to scale.

electricity services connected to the adjoining building plot, providing flexibility for future development opportunities, subject to the necessary permissions.

There is also scope for a substantial four-car garage positioned in front of the annex, further enhancing the property's versatility.

The established surrounding grounds are a particular feature, being mature, private and wonderfully secluded, providing an oasis of peace while remaining conveniently positioned for access to Peterborough, its railway station and Market Deeping. The grounds also contain fascinating historical features, including a Roman well situated beneath the garden patio and a pond located within the line of the original Roman Car Dyke, adding yet another layer of historic interest to this unique home.

A particularly noteworthy feature is the property's peaceful setting. The substantial original construction, together with double and triple glazing throughout, helps minimise external noise, including that from passing trains, creating a surprisingly quiet and comfortable living environment.

The Old Station House represents an increasingly rare opportunity to purchase a substantial historic property with genuine local significance. While perfectly habitable, the property would ideally suit a discerning purchaser looking for a unique project with scope to further enhance and modernise the accommodation, whilst carefully retaining the character, history and atmosphere that makes this home so special.

Importantly, both ends of the property comprise more modern construction, benefiting from improved insulation standards, modern electrical systems and practical contemporary enhancements that complement the building's historic character.

Selling your property?

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