



Hurfords

Church Street, Alwalton, Peterborough Freehold Guide Price £950,000

Key Features



- Grade 2 Listed Three Bedroom Cottage
- Prestigious Multi-Generational Home
- Separate Stone Built Annexe and Stone Garage
- Includes Large Building Plot
- Additional Outbuilding

This charming village setting offers a perfect balance of tranquillity and convenience, with easy access to the city centre, Ferry Meadows Country Park, the surrounding countryside, and excellent transport links including the A1 and A47, as well as nearby business hubs.

Set within expansive and private grounds, Kingfisher Cottage offers a rare opportunity with its versatile layout, effectively providing three distinct elements within one exceptional property. At its heart lies a superb Grade II listed, thatched, stone-built cottage that has been completely refurbished and sympathetically restored by the current owners, blending period charm with modern living.



The ground floor boasts an impressive open-plan layout, featuring a spacious lounge and dining area with a striking central staircase, seamlessly flowing into a delightful country-style kitchen and breakfast area-ideal for both everyday living and entertaining.

Upstairs, the first floor offers three well-proportioned bedrooms, each enhanced by charming exposed beams, alongside a spacious and beautifully appointed four-piece family bathroom.

Externally, the property continues to impress. Accessed via electronic five-bar gates giving access to the entire property and grounds the rear, the cottage enjoys a high degree of privacy, enclosed by attractive stone walling. The gardens are mainly laid to lawn with mature planting, complemented by a feature sun terrace-perfect for outdoor relaxation. Beyond, gated access leads to a private driveway extending to the side of the property, further enhancing both convenience and seclusion.

The property boasts a bespoke stone built separate annex that must be seen to be fully appreciated. Designed and built by the current owners this building offers all the grace and historic feel of the main residence combined with all the benefits of modern living.



Church Street, Alwalton, Peterborough

Approximate Gross Internal Area

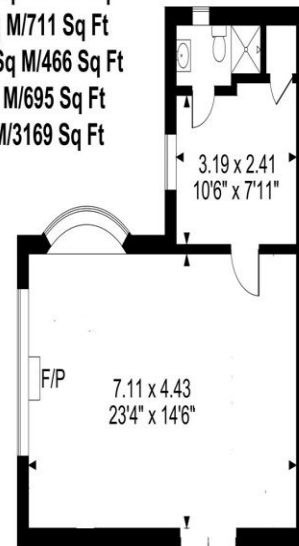
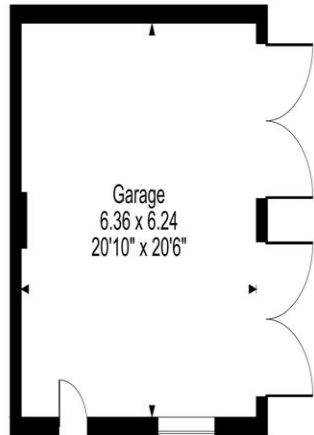
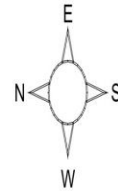
Main House = 121 Sq M/1297 Sq Ft

Garages = 66 Sq M/711 Sq Ft

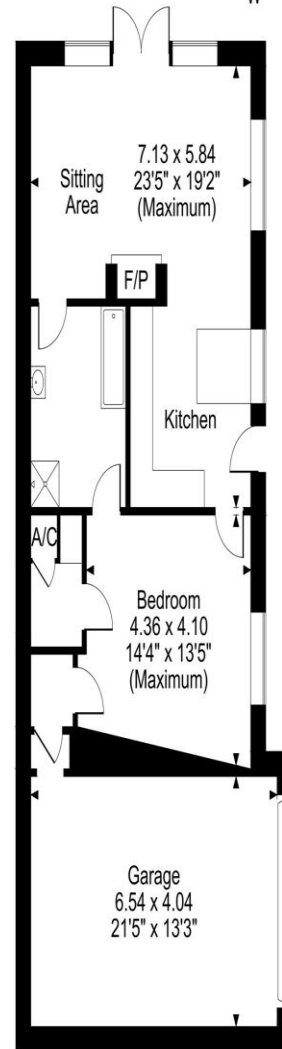
Outbuilding = 43 Sq M/466 Sq Ft

Annexe = 65 Sq M/695 Sq Ft

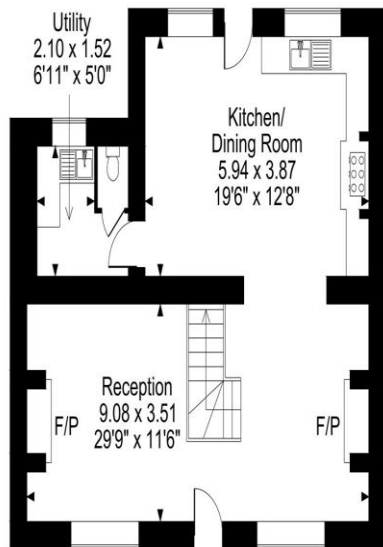
Total = 294 Sq M/3169 Sq Ft



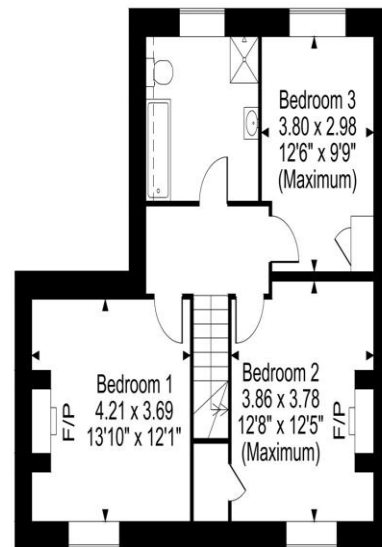
Outbuilding



Annexe



Ground Floor



First Floor

FOR ILLUSTRATIVE PURPOSES ONLY - NOT TO SCALE

The position & size of doors, windows, appliances and other features are approximate only.

□ □ □ □ Denotes restricted head height

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The accommodation on offer is the high quality fitted kitchen breakfast area that opens seamlessly into a charming lounge area with French doors opening onto its own sun terrace, summer house and courtyard garden, compete with its own integrated large garage.

Beyond the central area of the land this property offers more of its hidden treasures, with a constructed timber building suitable for a variety of uses. Across the courtyard there is a large timber constructed double garage for additional storage. Adjacent is a further large area ideal for storage, parking ect.. This parcel of land currently has Outline Planning Permission for a detached dwelling! Further enhancing the many options this outstanding home has to offer.

Altogether, Kingfisher Cottage presents a rare blend of historic character, modern comfort, and versatile living, all set within a peaceful and highly desirable village location.

Selling your property?

Contact us to arrange a FREE home valuation.

 01733 380956

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