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POTTON ROAD, PE19

OFFERS IN EXCESS OF £650,000

Vanessa Newman Property Agents are delighted to present this extremely well-presented former farmhouse, believed to date back to the late 1800s. The property offers exceptional family-sized accommodation, beautifully combining period grandeur with modern living.

The ground floor features impressive formal reception rooms, showcasing a wealth of original character including a grand entrance hallway, bespoke original staircase, large Georgian-style windows, a bay window to the main living room, central fireplaces, original picture rails, original moulded archways, and exceptionally high ceilings.

Over the years, the property has been thoughtfully extended and enhanced to provide modern luxuries. These include a large conservatory, currently used as a summer dining room and an impressive extended kitchen, now forming a spacious farmhouse-style kitchen breakfast room. What was once the original scullery has been converted into a ground-floor WC.

In addition, the property benefits from a separate study, which - with minimal investment - could be transformed into a four-piece ground-floor bathroom, while the existing WC could easily become a generous utility/laundry room.

Upstairs, a large galleried landing provides access to four substantial, symmetrical double bedrooms. The third bedroom benefits from an en-suite shower room, while the fourth bedroom has been extended to create a fifth bedroom. Bedroom four now provides access to the extended bedroom and incorporates a walk-in wardrobe. With a little imagination, this area could easily accommodate a second en-suite or dressing room for the fifth bedroom, significantly enhancing both desirability and value.

Outside, the gardens wrap around the farmhouse, offering uninterrupted access on all sides. To the rear, an oversized garage has been converted into a versatile living space, currently used as a home office. This space is large enough to accommodate a full-size snooker table, while still allowing room for a home bar and snug seating area, effectively creating a private leisure room reminiscent of a favourite pub.





The property further benefits from an exceptionally large rectangular side garden, measuring approximately 0.5 - 0.6 acres. With vision and creativity, there is ample scope to incorporate an in-and-out driveway, additional outbuildings, or even a self-contained annex for multi-generational living, all while retaining expansive garden space and enjoying outstanding open countryside views.

Parkers Farmhouse is located approximately 2.5 miles south of St Neots town centre, which offers a diverse range of shops, pubs, restaurants, supermarkets, coffee shops, and the popular Riverside Park. St Neots railway station, situated around 2.5 miles to the north-west, provides direct rail services to London King's Cross in approximately 40 minutes. Cambridge and Bedford are both approximately equal distances away and can be reached by car in under 30 minutes.

Vendors Statement.

"I fell in love with Parkers Farmhouse from the moment I first saw it. After viewing the house and its beautiful garden, I knew it was meant to be my forever home.

Sadly, due to personal circumstances, I now need to pass it on to someone who I'm sure will love it just as much. During my time here, I have added new windows, updated drainage, a new boiler, patios and a wood burner, among other improvements.

The half-acre garden has been the heart of the home, enjoyed by four generations of our family, especially during the summer months. The house feels both spacious and cosy, offering peaceful semi-rural living while still being just minutes from town.

There is still scope for someone to add their own finishing touches, but it is already a truly special home."

Agent's Note:

This remarkable property presents a rare opportunity for those seeking the perfect balance between country living and everyday convenience.

The property enjoys a high degree of rural privacy, with only one neighbouring property discreetly tucked away and screened from view.

Open countryside views can be enjoyed, all while being just a short distance from local shops, schools, and the full range of amenities offered by our sought-after market town.

The sense of tranquillity and space is exceptional, creating an ideal retreat from the hustle and bustle of modern life. For a buyer with vision and imagination, this property offers the potential to be transformed into a truly bespoke dream home.







