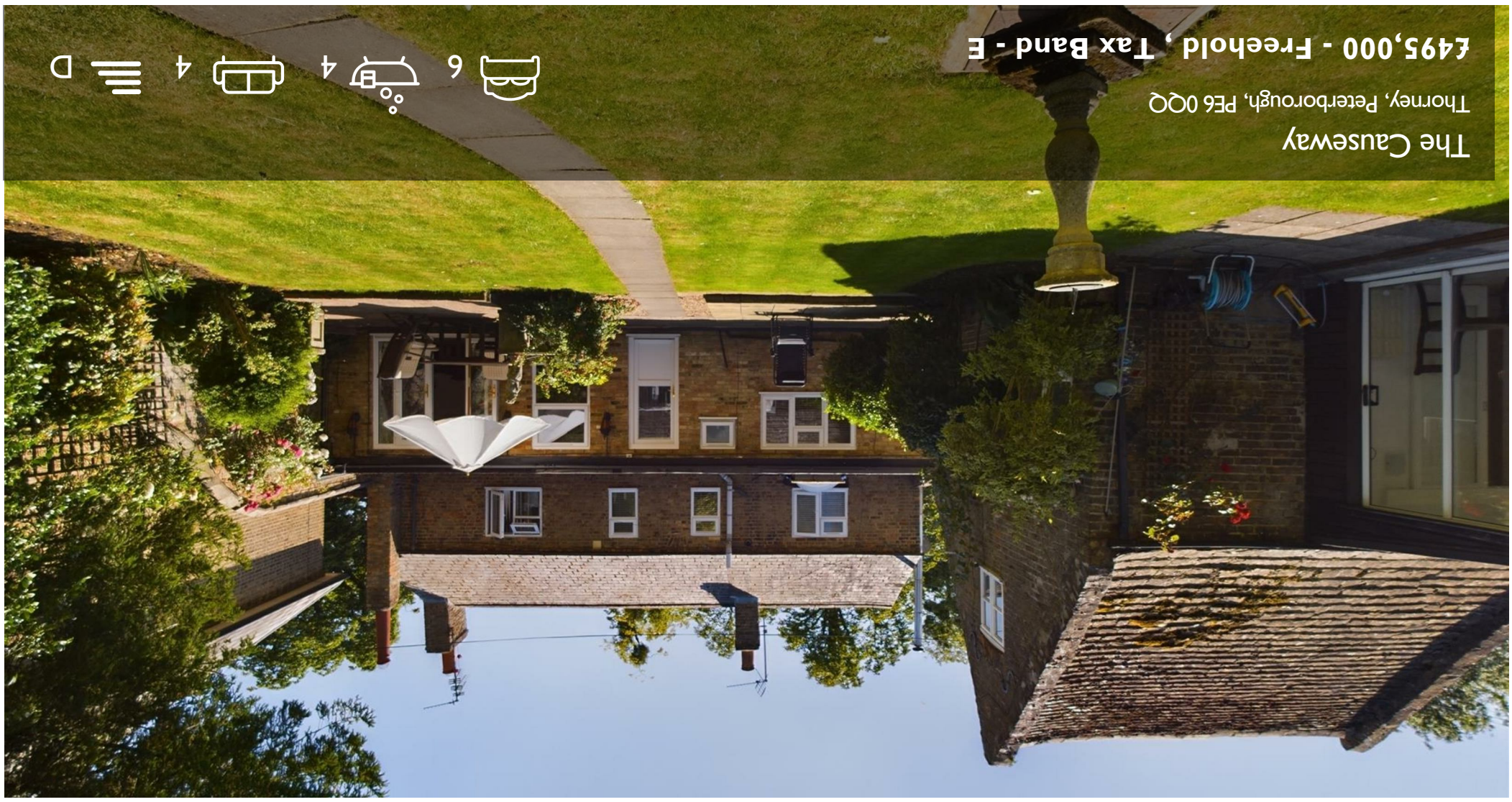


The Causeway

Thorney, Peterborough, PE6 0QQ

£495,000 - Freehold , Tax Band - E

6 4 4 D

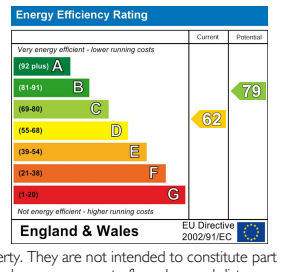
Floor Plan

Area Map

Viewing

Please contact our City & County Estate Agents - Crowland Office on 01733 212305 if you wish to arrange a viewing appointment for this property or require further information.

Energy Efficiency Graph



Disclaimer Important Notice: In accordance with the Property Misdescriptions Act (1991) we have prepared these Sales Particulars as a general guide to give a broad description of the property. They are not intended to constitute part of an offer or contract. We have not carried out a structural survey and the services, appliances and specific fittings have not been tested. Neither has the Agent checked legal documentation to verify the legal status of the property or the validity of any guarantee. All photographs, measurements, floorplans and distances referred to are given as a guide only and should not be relied upon for the purchase of carpets or any other fixtures or fittings. Lease details, service charges and ground rent (where applicable) are given as a guide only and should be checked and confirmed by your solicitor prior to exchange of contracts. Please note, if the property is being purchased as buy to let, you should consider whether selective licencing is applicable.

A non-refundable purchaser administration fee will be payable by the successful buyer to cover AML checks, identity verification, and proof of funds validation, with full details provided upon offer acceptance.

The Causeway

Thorney, Peterborough, PE6 0QQ

This Four Bedroom GRADE II LISTED Bridge Cottage with TWO additional dwellings offering TWO FURTHER Bedrooms is located in the popular village of Thorney. The main property offers GENEROUS and VERSATILE accommodation with many CHARACTER FEATURES and improvements including a FANTASTIC COTTAGE STYLE Kitchen. Accommodation briefly comprises: Entrance Hall, THREE RECEPTION ROOMS, Kitchen/Breakfast Room, Utility Room and a CLOAKROOM to the ground floor. To the first floor are: FOUR BEDROOMS with a FOUR-PIECE EN-SUITE and a further Family Bathroom. ENCLOSED GARDEN with a footpath leading to former outbuildings converted by the vendor to a GARDEN Bungalow comprising: Kitchen, Living Room, Conservatory, Bedroom . There is also access to a GARDEN cottage comprising: Kitchen/Dining Room, Loft Room . We understand these two additional buildings are also grade 2 listed.
OFF-ROAD for 2 vehicles.

MAIN HOUSE

Entrance Hall
Radiator, parquet wooden flooring, stairs to first floor landing with under-stairs storage cupboard, wooden spindles and handrails to both sides, archway through to Inner Hallway and doors to:

Dining Room
3.53m x 5.33m (11'7" x 17'6")
Two sealed unit leaded windows to front, decorative fireplace with timber surround, two radiators, exposed parquet wooden flooring, wall light(s), decorative coving to ceiling and double doors to:

Living Room
4.59m x 5.05m (15'1" x 16'7")
Three windows to rear, double doors to Garden, ornamental feature fireplace, two radiators, exposed parquet wooden flooring, four wall lights and door to:

Inner Hallway
Exposed parquet wooden flooring, door to Kitchen and door to:

Rear Lobby
Door to Garden, radiator, ceramic tiled flooring and door to:

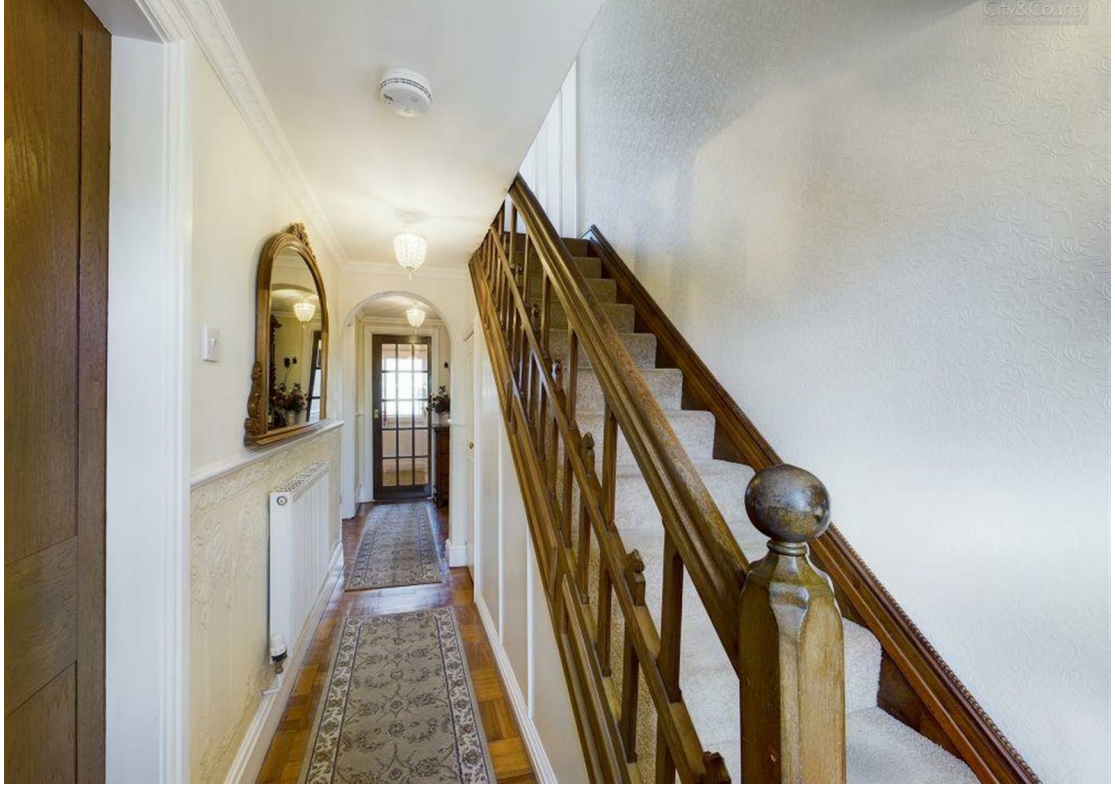
Cloakroom
Window to rear, fitted with a two piece suite comprising wash hand basin and low-level WC with tiled flooring.

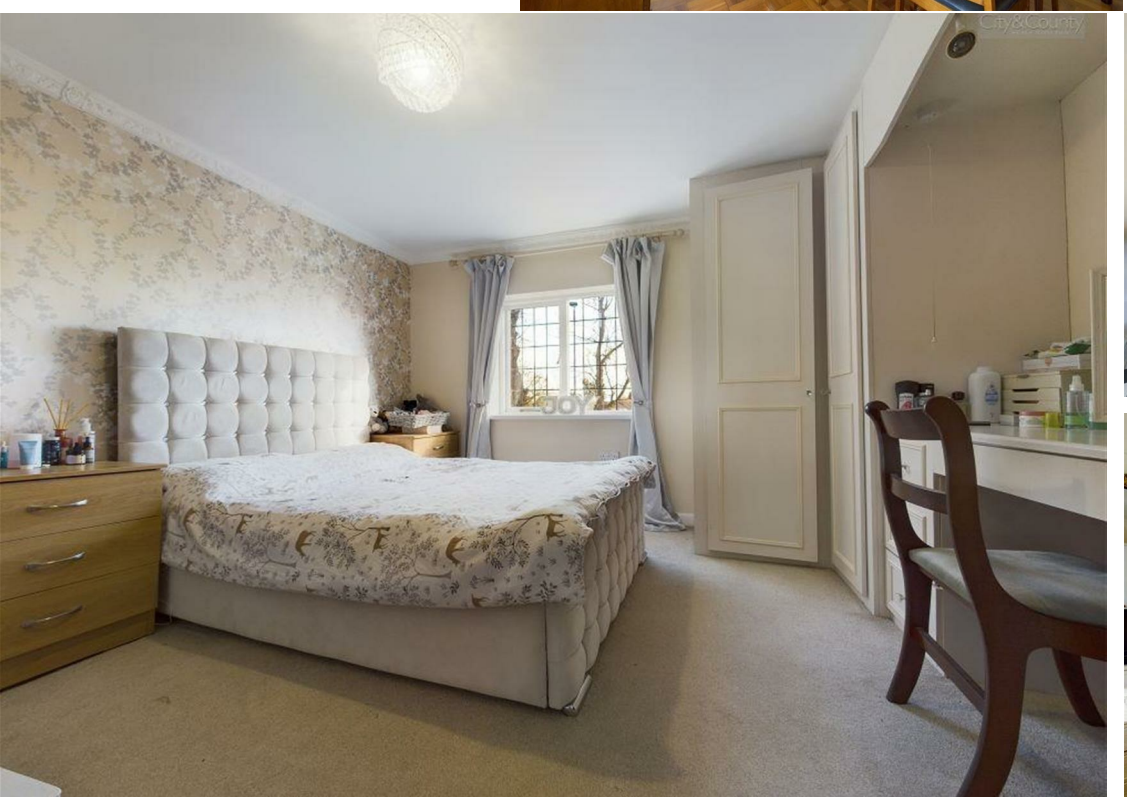
Kitchen
4.48m x 3.68m (14'8" x 12'1")
Window to rear, multi-paned lead effect window to side, fitted with a matching range of base units, drawers and eye level units with worktop space over, matching island unit with storage under, one and a half bowl sink unit with single drainer and mixer tap, integrated dishwasher, space for fridge/freezer, fitted range oven, built-in gas hob, ceramic tiled flooring, recessed downlighters, skylight and door to:

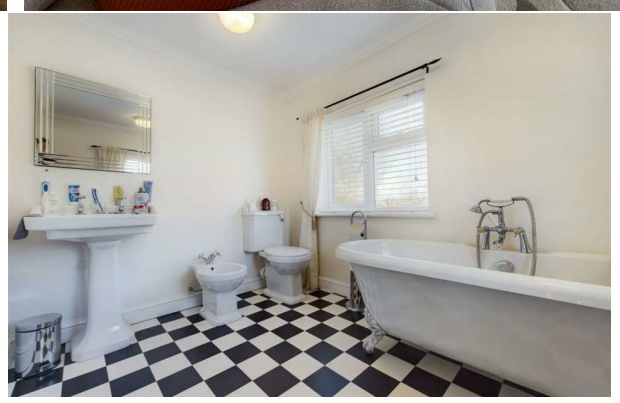
Utility
2.52m x 1.46m (8'3" x 4'9")
Multi-paned window to rear aspect, window to side aspect, side door to Garden, plumbing for washing machine, space for tumble dryer and ceramic tiled flooring,

Family Room
3.60m x 3.68m (11'10" x 12'1")
Sealed unit window to front aspect, multi-paned leaded window to side, two radiators, exposed parquet flooring and TV point.

Landing
Window to rear, fitted carpet, storage cupboard and doors to:







Master Bedroom
4.50m x 3.68m (14'9" x 12'1")
Sealed unit multi-paned leaded window to front, radiator, fitted carpet and door to:

En-Suite Bathroom
Window to rear, window to side, fitted with a four piece suite comprising bath, pedestal wash hand basin, bidet and low-level WC, radiator and vinyl flooring.

Bedroom 2
3.66m x 3.55m (12'0" x 11'8")
Sealed unit multi-paned leaded window to front, fitted bedroom suite with a range of wardrobes with hanging rail and shelving, radiator and fitted carpet.

Bedroom 3
3.32m x 2.25m (10'11" x 7'5")
Sealed unit multi-paned window to front, built-in single wardrobe(s), radiator and fitted carpet.

Bedroom 4
2.20m x 3.55m (7'3" x 11'8")
Window to rear, radiator and fitted carpet.

Family Bathroom
Obscure window to rear, fitted with a four piece suite comprising bath, tiled shower enclosure with fitted shower, pedestal wash hand basin and close coupled WC, radiator and vinyl flooring.

Outbuilding 2

Kitchen/Dining Room
4.37m x 4.68m (14'4" x 15'4")
Window to side, window to front, fitted with a matching range of base units and eye level units with worktop space over, stainless steel sink unit, plumbing for washing machine, space for fridge, electric point for cooker, laminate flooring, exposed beams, door to Shower Room, door leading to stairs and sliding door to:

Conservatory
2.02m x 3.08m (6'8" x 10'1")
Timber construction with a window to rear, patio door to Garden and ceramic tiled flooring.

Loft Room
3.19m x 4.64m (10'6" x 15'3")
Window to side, laminate flooring with reduced ceiling height.

Outbuilding 1

Kitchen
2.75m x 2.65m (9'0" x 8'8")
Window to front, fitted with a matching range of base units and eye level units with worktop space over, stainless steel sink unit with single drainer, plumbing for washing machine, fitted electric oven, built-in four ring gas hob with extractor hood over, vinyl flooring, door to Living Room and door to:

Living Room
2.75m x 3.88m (9'0" x 12'9")
Radiator, laminate flooring, TV point, door to Master Bedroom and open plan to:

Conservatory
2.34m x 3.88m (7'8" x 12'9")
Double glazed construction with double glazed windows to the rear and sides, patio door to Garden and poly-carbonate roof and fitted carpet.

Master Bedroom
2.75m x 4.03m (9'0" x 13'3")
Window to front, further multi-paned leaded window to front, fitted bedroom suite with a range of wardrobes, radiator and fitted carpet.

Outside
Block paved driveway to the front providing car parking space for two cars with gated access to the rear garden. The rear garden is enclosed by brick wall and fencing to the rear and sides, and is mainly laid to lawn with a variety of shrubs, plants and trees, a foot path leading to rear and access to the Garden Bungalow and Garden Cottage.

EPC
62/79