



Hurfords

Church Street, Alwalton, Peterborough Freehold Guide Price £725,000

Key Features



- Grade 2 Listed refurbished cottage
- Prestigious Village location
- Option to purchase further plot
- Quality built separate stone annexe
- Outstanding accommodation on offer

Set within private grounds, Kingfisher Cottage offers a rare opportunity with its versatile layout, effectively providing two 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.

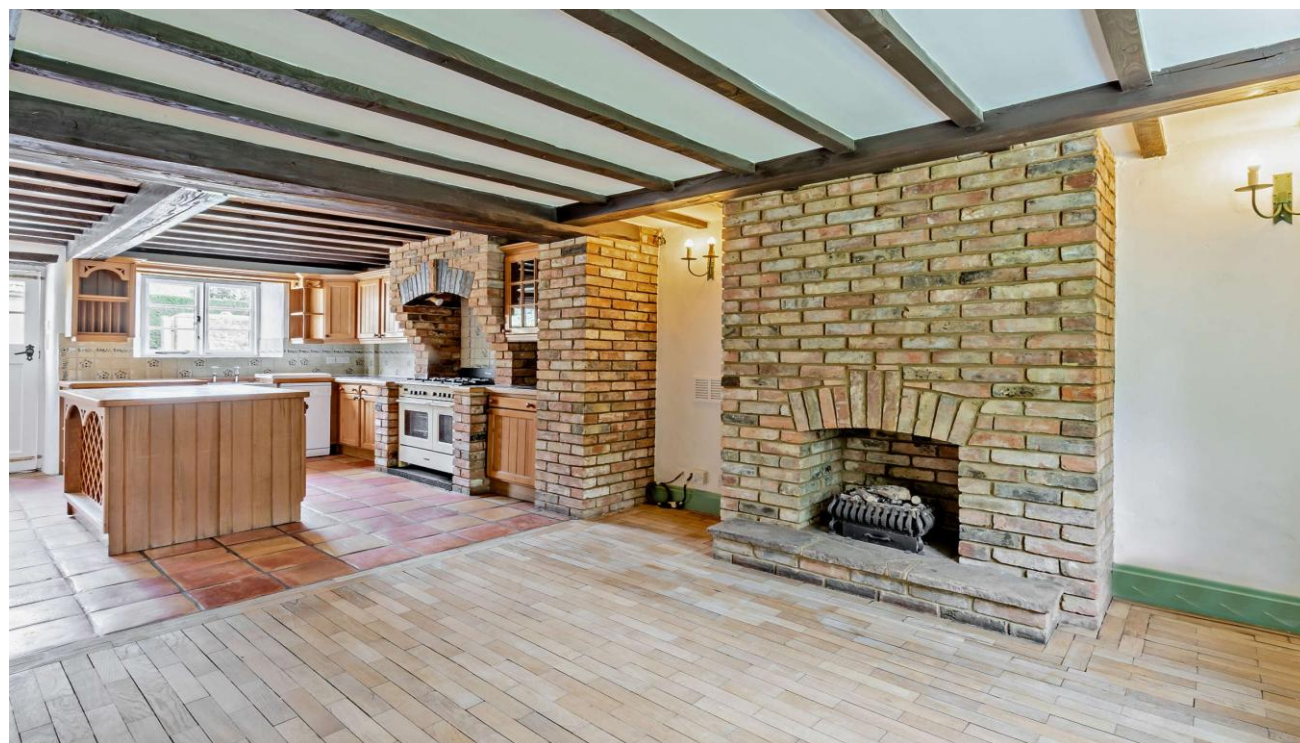


Upstairs, the first floor offers three well-proportioned bedrooms, each enhanced by charming exposed beams, alongside a spacious and beautifully appointed four-piece family bathroom.

Externally, the property continues to impress. Accessed via electronic five-bar gates giving access to the property and grounds, 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.

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.

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. There is a feature master bedroom with exposed stone wall, and a fully equipped En Suite, finished to a high standard.



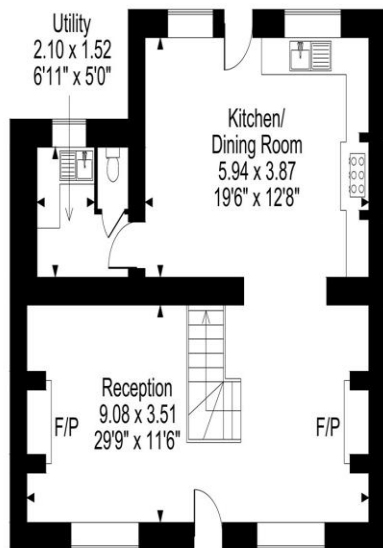
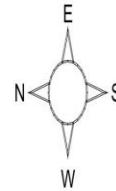
Church Street, Alwalton, Peterborough

Approximate Gross Internal Area

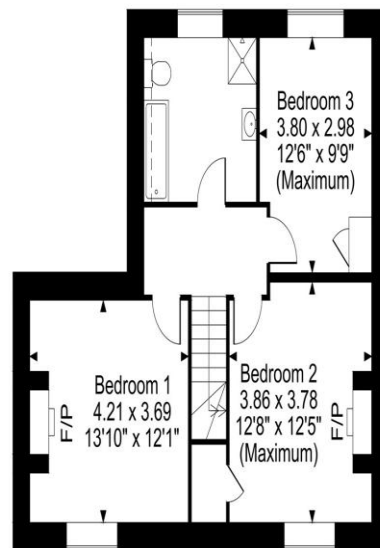
Main House = 121 Sq M/1297 Sq Ft

Annexe = 65 Sq M/695 Sq Ft

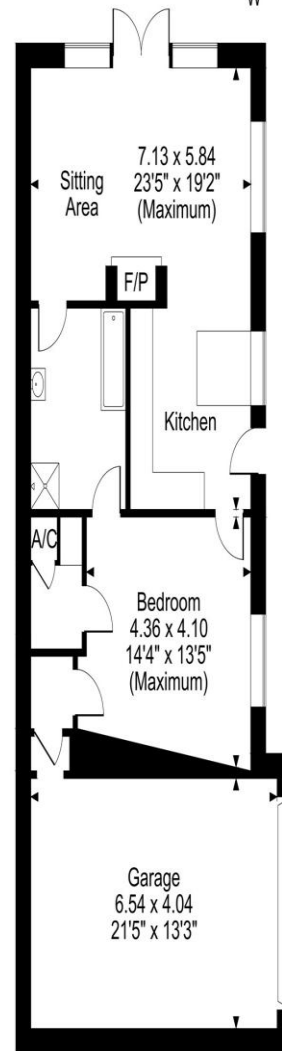
Total = 185 Sq M/2924 Sq Ft



Ground Floor



First Floor



Annexe

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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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.

Beyond the annexe, available by separate negotiation there is a land with timber building suitable for a variety of uses. This parcel of land currently has Outline Planning Permission. The buyer of the cottage would have the first option to buy the additional land, if interested.

Selling your property?

Contact us to arrange a FREE home valuation.

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