



Hurfords

West Barn Clare Court, Helpston Peterborough Freehold: £875,000

Key Features



- Beautiful Stone-built Barn Conversion In A Tucked-away Location
- Grounds Extending To Approximately Two-thirds Of An Acre With Field Views
- Four Double Bedrooms Including Principal With En-Suit And Dressing Area
- Three Spacious Reception Rooms Full Of Character And Charm
- Well-appointed Kitchen With Separate Utility Room

The property seamlessly blends traditional charm with modern living, boasting exposed beams, character and generous proportions throughout, benefitting from a cloak room and study.

The main barn welcomes you via an inviting full height entrance hall, leading to three spacious reception rooms, each full of character and ideal for entertaining or family living.

A well-appointed kitchen and adjoining utility room. Upstairs, there are four double bedrooms, including a principal suite with en-suite shower room, along with a family bathroom.

In addition to the main residence, the property includes a self-contained one-bedroom annex with its own courtyard garden - perfect for multi-generational living, visiting guests, or as a potential rental opportunity.



necessary consents).

The mature gardens are a true highlight, featuring sweeping lawns, established planting, the main garden enjoys open views over open countryside. There is also a beautiful enclosed south facing courtyard at the rear of the property. The setting is both peaceful and private, while still being within easy reach of the village's amenities and the surrounding countryside.

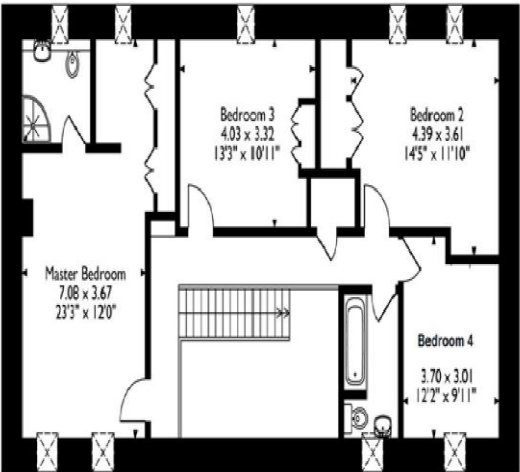
Location:

Nestled in the highly sought-after village of Helpston, this charming home offers the perfect balance of countryside living with excellent local connections. Set within a picturesque village famed for its stone-built cottages and rural charm, the property provides a peaceful retreat while being just a short drive from Peterborough city centre and Stamford.

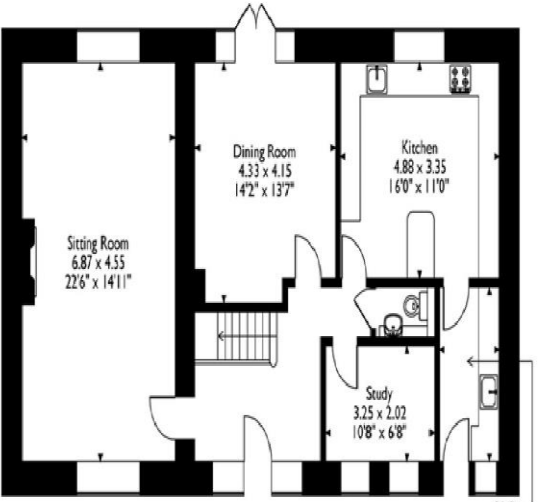
Helpston is well-served with everyday amenities, including a local shop, post office, village pub, and community facilities. Families are drawn to the area for its excellent schooling options, with John Clare Primary School in the village and strong secondary and independent schools within easy reach. For commuters, Peterborough Train Station offers direct rail services to London King's Cross in under an hour, making this location ideal for those seeking village life without compromising on connectivity.



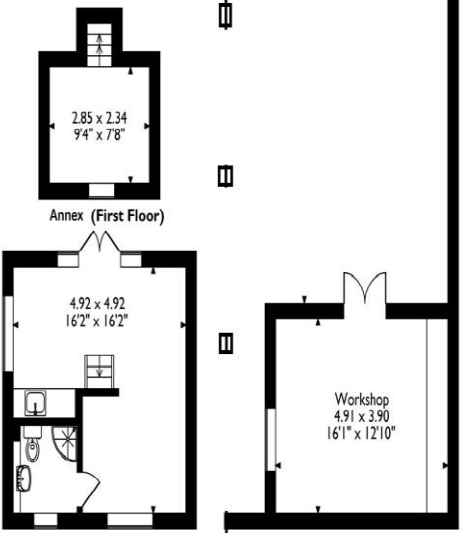
Clare Court, Helpston, Peterborough
 Approximate Gross Internal Area
 Main House = 200 Sq M/2152 Sq Ft
 Outbuildings = 165 Sq M/1775 Sq Ft
 Total = 365 Sq M/3927 Sq Ft



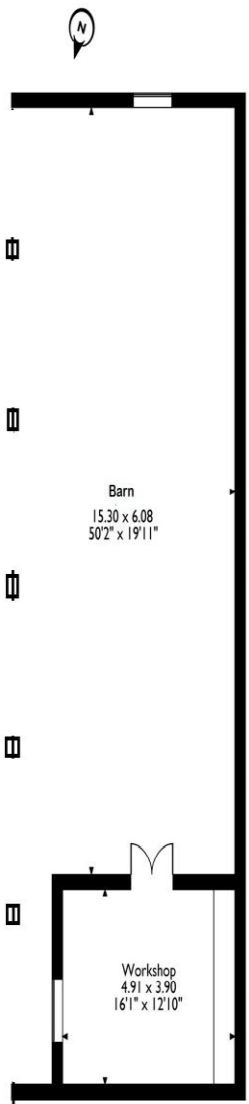
First Floor



Ground Floor



Annex (Ground Floor)



Please note that the location of doors, windows and other items are approximate and this floorplan is to be used for illustrative purposes only. Unauthorized reproduction is prohibited.

This is a truly unique home that combines character, flexibility, and space in one of the area's most desirable villages.

Selling your property?

Contact us to arrange a FREE home valuation.

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