



Church Street Northborough, PE6 9BN

A rare opportunity to acquire an attractive stone cottage with a substantial converted barn, offering versatile additional accommodation to suit a variety of requirements.

This charming Grade II listed stone cottage, together with its beautifully converted barn, is situated in the heart of the ever-popular village of Northborough, just eight miles north of Peterborough city centre and its mainline railway station.

The delightful three-bedroom cottage has been sympathetically converted, updated, and modernised over the years, while carefully retaining many of its original character features. Unusually light and airy for a property of this period, it provides flexible and well-proportioned accommodation suited to a wide range of buyers.

The adjacent converted barn presents an excellent opportunity for those working from home, accommodating extended family, or generating additional income through Airbnb or a long-term rental (subject to the necessary consents).

£450,000

Church Street

Northborough, PE6 9BN



- Grade II Listed Stone Cottage
- Converted Barn to Workshop & Hobby Rooms
- Versatile Accommodation
- Cottage - 2/3 Double Bedrooms - 3/4 Reception Rooms
- Bespoke Kitchen Breakfast Room
- Popular Village Location
- Mature Gardens
- Ample Off Road Parking & Single Garage
- Please refer to attached Key Facts for Buyers for Material Information Disclosures

Cottage

Porch

4'0" x 4'8" (1.22m x 1.42m)

Living Room

13'11" x 18'1" (4.24m x 5.51m)

Dining Room

13'11" x 9'6" (4.24m x 2.90m)

Hallway

5'4" x 12'7" (1.63m x 3.84m)

Kitchen Breakfast Room

12'8" x 11'7" (3.86m x 3.53m)

Utility

6'1" x 6'5" (1.85m x 1.96m)

Rear Lobby

3'4" x 3'2" (1.02m x 0.97m)

Bathroom

4'6" x 9'4" (1.37m x 2.84m)

Hallway

8'2" x 3'2" (2.49m x 0.97m)

Study

6'11" x 9'6" (2.11m x 2.90m)

Bedroom 3/Sitting Room

8'0" x 13'0" (2.44m x 3.96m)

Landing

Bedroom 1

14'10" x 12'0" (4.52m x 3.66m)

En -Suite

6'7" x 3'8" (2.01m x 1.12m)

Bedroom 2

14'10" x 9'9" (4.52m x 2.97m)

The Barn

Entrance Hall

6'11" x 13'5" (2.11m x 4.09m)

Shower Room

5'8" x 3'6" (1.73m x 1.07m)

Utility

5'8" x 8'4" (1.73m x 2.54m)

Workshop

17'0" x 13'5" (5.18m x 4.09m)

Single Garage

First Floor

Hobby Rooms

29'7" x 11'11" (9.02m x 3.63m)

Sewing Room

9'6" x 17'3" (2.90m x 5.26m)

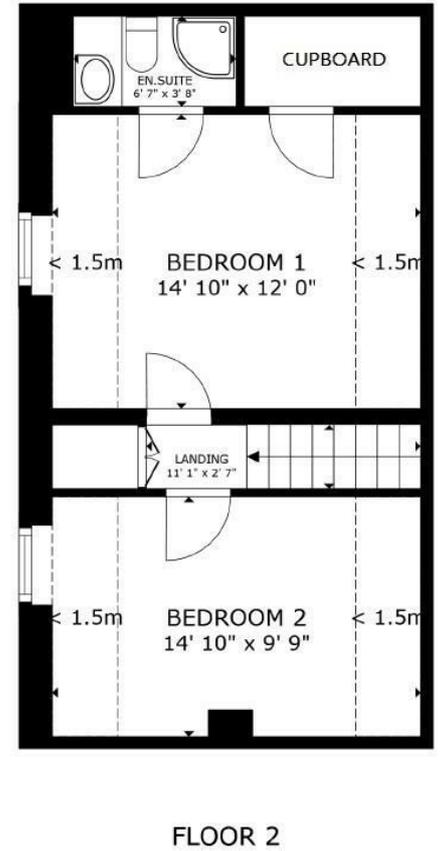
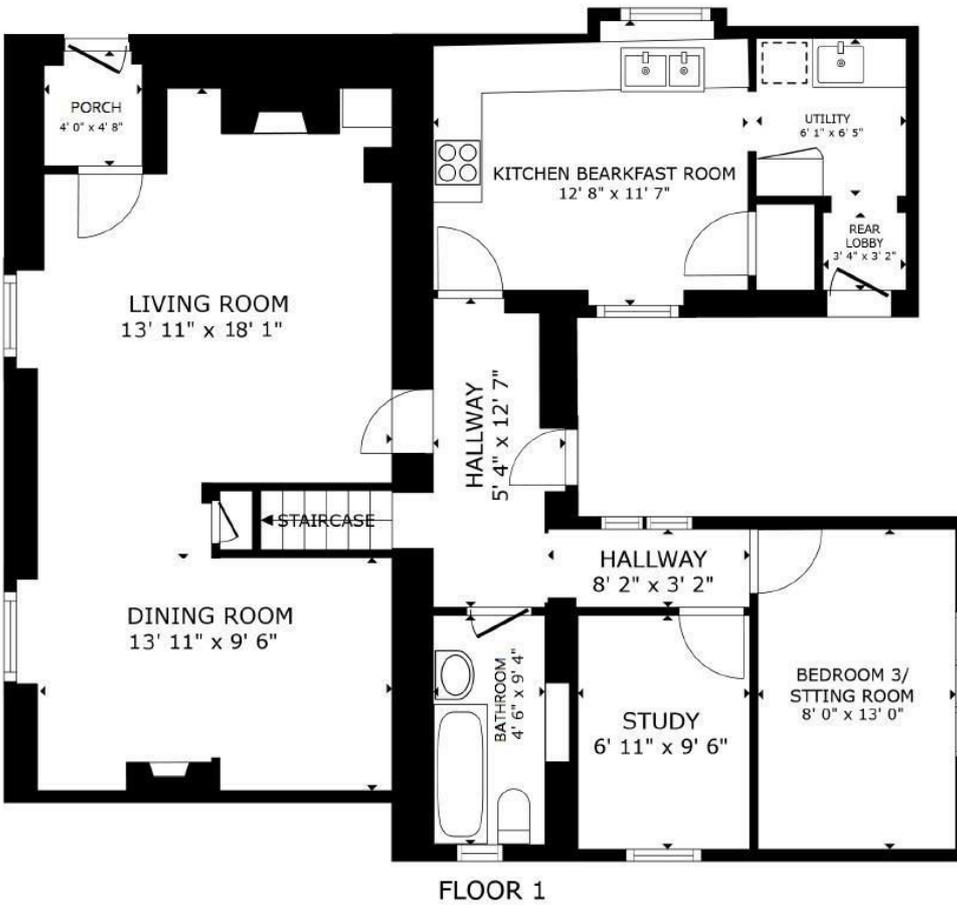


Directions

Please use the following postcode for Sat Nav guidance - PE6 9BN



Floor Plan



GROSS INTERNAL AREA
 FLOOR 1 986 sq.ft. FLOOR 2 324 sq.ft.
 EXCLUDED AREAS : REDUCED HEADROOM 114 sq.ft.
 TOTAL : 1,310 sq.ft.
 SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

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REFERRAL FEES: Goodwin Residential and our partners provide a range of services to buyers, although you are free to use an alternative provider. We can refer you on to Mortgage Advice Bureau for help with finance. We may receive a fee of £200 if you take out a mortgage through them. If you require a solicitor to handle your purchase, we can refer you on to our selected panel of solicitors. In some cases we may receive a fee of £200 if you use their services.