



2 St. Osyths Lane
Peterborough, PE8 4BG

Tadman Pope - Oundle
Partnered With
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Property Experts

Offering a unique blend of residential charm and commercial potential, this attractive property is believed to date back to the mid-17th century. It retains many original features, including exposed ceiling beams and a characterful inglenook fireplace. A shop has occupied the street-facing section of the building for over 100 years, and the commercial unit has an established rental history.

The house is accessed via a shared passageway from St Osyth's Lane, leading into a small entrance hall. There is a small dining room, which has been split in half to increase the size of the shop unit/store room. Having only been done with a stud wall, there is potential to increase the size of this room by altering the adjoining partition wall with the shop. To the rear, the kitchen is light and welcoming, having been refitted with modern white units and a door leading into the pretty rear courtyard.

Upstairs, the property continues to impress with its wealth of period charm. The living room sits at the front of the house, centred around an inglenook fireplace with an open fire. The neighbouring room, featuring an attractive beamed ceiling, would make an elegant dining room or an alternative principal bedroom. A further double bedroom with walk-in wardrobe, a generously sized bathroom with corner bath and separate shower, and an additional shower room complete this level.

Two separate staircases lead to the spacious attic bedrooms, both benefiting from front-facing dormer windows and offering flexible accommodation.

Outside, the secluded courtyard garden provides a pleasant retreat, with paved seating areas, raised shrub borders and a useful storage shed, creating an inviting space for relaxing or entertaining.

The separate commercial unit offers approximately 256 sq ft of bright retail or office accommodation, together with an additional storeroom and its own entrance directly onto the well-used St Osyth's Lane.

£399,950



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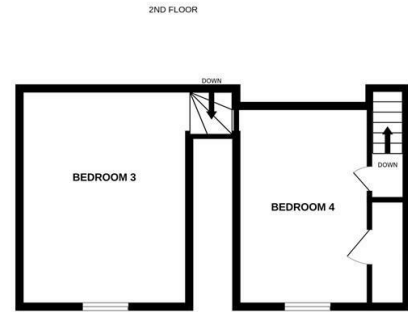
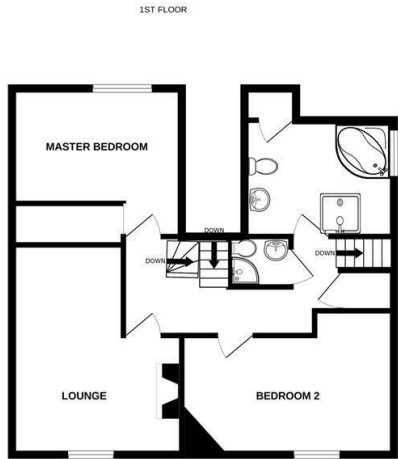


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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	





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