



Berkley Street, Eynesbury, PE19 2NB
£550,000



LATCHAM
DOWLING

ESTATE AGENTS

*****GRADE TWO LISTED CHARACTER COTTAGE WITH GENEROUS GARDEN AND OUTBUILDINGS*****

Occupying a generous plot within this non estate location in 'Old Eynesbury' and just a short walk from the bustling market square, this absolutely charming three bedroom detached Grade Two listed cottage is believed to date back approximately 350 years and offers a wealth of character with exposed beams and inglenook style fireplaces, combined with the modern conveniences of a re-fitted kitchen and separate utility room, a beautiful period style re-fitted ground floor bathroom, two separate reception rooms, a large and secluded rear garden measuring approximately 52' x 45' and a range of timber and brick built outbuildings, including a 23'9 x 11'5 barn that's currently used as an amazing entertaining space with it's very own bar!! All of this, plus the HUGE advantage of a gated driveway providing off road parking for numerous cars!!

Previously, the property held planning permission for a two-storey rear extension (now lapsed), providing an excellent opportunity for future enhancement, subject to renewal.

Viewing is essential to fully appreciate, the charm, character and 'feel' of this wonderful cottage.

Entrance Via

Entrance Porch
4'3 x 3'4 (1.30m x 1.02m)

Entrance Hall
13'8 x 3'5 (4.17m x 1.04m)





Kitchen/ Dining Room
11'3 x 10'8 (3.43m x 3.25m)

Utility Room
8'5 x 4'10 (2.57m x 1.47m)

Bathroom
8'6 x 8'3 (2.59m x 2.51m)

Dining Room
14'5 x 14'4 (max into chimney recess)
(4.39m x 4.37m (max into chimney recess))

Living Room
12'5 x 12'1 (3.78m x 3.68m)

First Floor Landing
11'4 x 6'4 plus 6'5 x 4'1 (3.45m x 1.93m
plus 1.96m x 1.24m)

Bedroom One
15'1 x 11'1 (4.60m x 3.38m)

Bedroom Two
13'4 (max into chimney recess) x 12'5
(4.06m (max into chimney recess) x 3.78m)

Bedroom Three
11'3 (max) 8'1 (min) x 7'11 (3.43m (max)
2.46m (min) x 2.41m)

Garden
52' x 45' max (15.85m x 13.72m max)

Barn
23'9 x 11'5 (7.24m x 3.48m)

Brick Built Shed
11'5 x 8'5 (3.48m x 2.57m)

Timber Shed
13'7 x 9'3 (4.14m x 2.82m)

Driveway Access

Agents Note



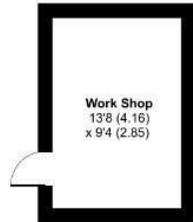
Berkley Street, Eynesbury, St. Neots, PE19

Approximate Area = 1261 sq ft / 117.1 sq m
 Limited Use Area(s) = 71 sq ft / 6.5 sq m
 Outbuildings = 498 sq ft / 46.2 sq m
 Total = 1830 sq ft / 168.9 sq m

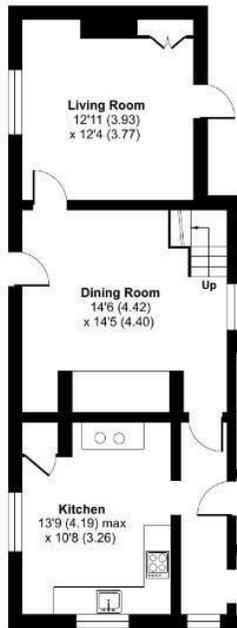
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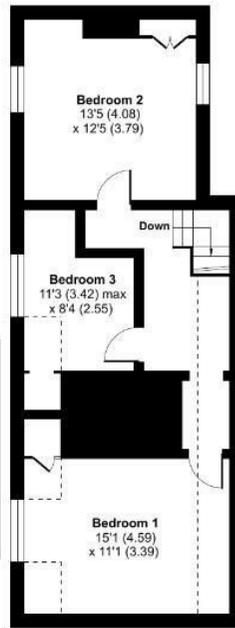
Denotes restricted head height



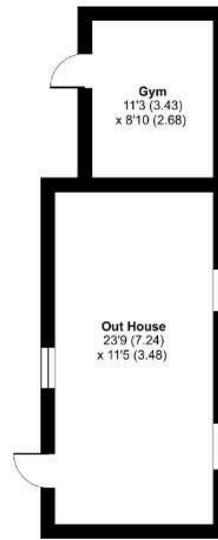
OUTBUILDING 2



GROUND FLOOR

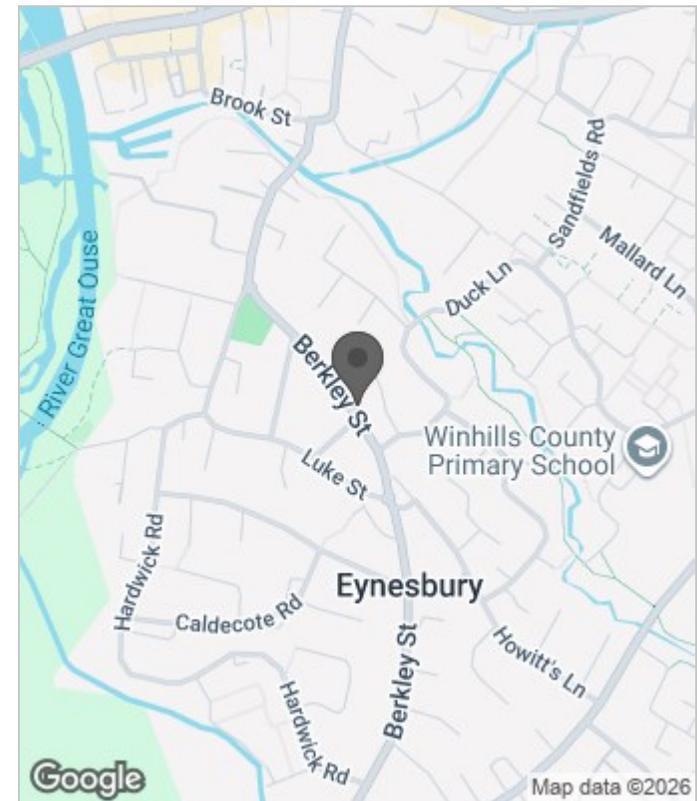


FIRST FLOOR



OUTBUILDING 1

Floor plan produced in accordance with RICS Property Measurement 2nd Edition, incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2025. Produced for Latcham Dowling Ltd. REF: 1365798



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