



The Old School, Main Street  
Southorpe, PE9 3BX

**Price Guide £1,500,000**

Richardson

# The Old School, Main Street

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A substantial stone period home originally dating back to the 1870's, The Old School is situated adjacent to open fields on the edge of this semi rural village positioned in rolling countryside. The current vendors have transformed the accommodation using a local and highly regarded builder and architect to skilfully blend the original character and street view with a superb wrap around extension for modern day expectations, making the most of the private open aspect with floor to ceiling glass and sliding doors to the rear and side over looking open fields. The porchway opens to a spacious entrance hall and inner hall with cloakroom and utility off. The 'new lounge' is currently used as a gym with underfloor heating, 3 lanterns giving plenty of light and sliding doors to the outside patio area. In addition, there is a shower room off. A separate sitting room has a cosy feel with an open fire. A stunning L shaped open plan kitchen dining and living room wraps around the back of the property with designated areas. The kitchen area has polished concrete work surfaces, a huge central island with an overhang for bar seating, comprehensive range of storage cupboards and appliances and an electric 4 oven Aga. The floor to ceiling picture windows, French Doors and sliding doors by the dining area allows plenty of natural light, overlooking the open aspects. The living area has a more cosy feel with stone fireplace and wood burning stove. There are two bedrooms off the spacious landing area, with steps up to an inner landing with guest bedroom with ensuite shower, further double bedroom with wardrobes, and family bathroom. The master suite has picture windows overlooking the open aspect, dressing room, 4 piece bathroom and study with spiral stairs, further office space/games room. Large patio areas for entertaining, steps down to private gardens. Gravel off road parking and garaging.

Entrance porch





Entrance hall

Lounge/gym  
28'6" x 17'3" (8.69m x 5.26m)

Shower room

Inner hall

Sitting room  
16'1" x 16'0" (4.92m x 4.89m )

Cloakroom

Utility room  
15'6" x 8'3" (4.74m x 2.52m)

Open plan kitchen/diner/living room  
33'11" x 28'5" max (10.36m x 8.68m max)

First floor landing

Bedroom  
16'1" x 8'1" (4.92m x 2.47m)

Bedroom  
7'11" x 6'3" (2.42m x 1.93m )

Inner landing

Guest bedroom  
19'2" 16'2" (5.86m 4.95m)

Ensuite shower

Bedroom  
17'2" x 11'10" (5.25m x 3.63m)

Family bathroom

Master bedroom  
15'10" x 14'6" (4.84m x 4.42m)

Ensuite bathroom

Dressing room

Study  
10'1" x 9'1" (3.08m x 2.79m )

Spiral staircase leading to

Games room  
33'11" x 9'11" (10.36m x 3.03m )



Garage  
16'2" x 10'9" (4.95m x 3.29m)

External details

The property is positioned on the edge of the village and sits on a plot extending to approximately 0.28 acre with lovely open views to the side and rear. Gravel driveway provides off road parking for several vehicles and leads to a single garage. Gated access to the rear with concealed oil tank and opening to a large wrap around patio area, ideal for entertaining with steps down to lawns with shrubs and beds. There is lighting all round the house and also in the garden.

Agents notes

There is a new boiler, heating system(s), electrics and RCU implemented at time of renovations. Infrastructure provision (in the form of water piping/downpipes) from bedrooms on the landing have been put in place at time of renovations, ready to easily accommodate turning into another ensuite bedroom (if required), with little disruption.

Tenure

Freehold

Council Tax

Peterborough Council Tax Band G

Services

Mains water, electricity, sewage. Oil central heating

Communication

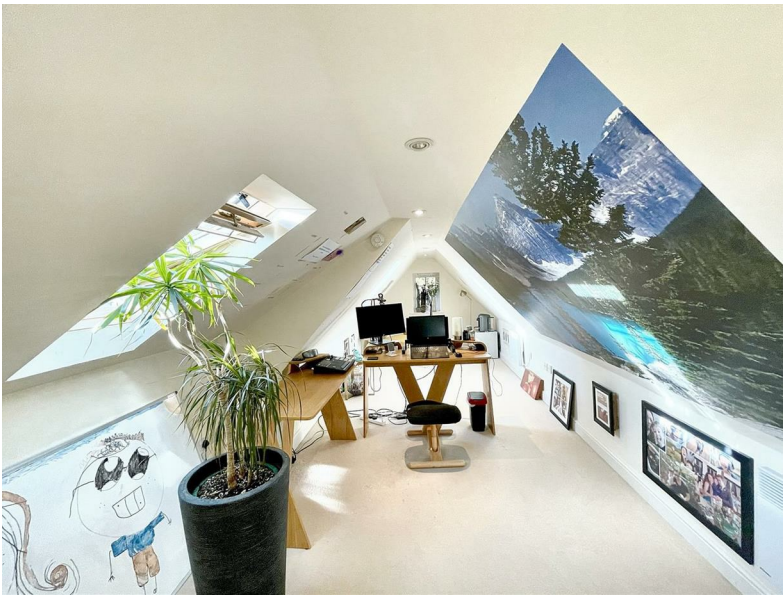
The vendor has informed us that the property has broadband via Gigaclear, with super fast capability up to 300MBPS.

According to Openreach: Ultrafast Full Fibre is available.

According to Ofcom: Outdoor Mobile coverage is likely with O2, Vodafone, EE and Three

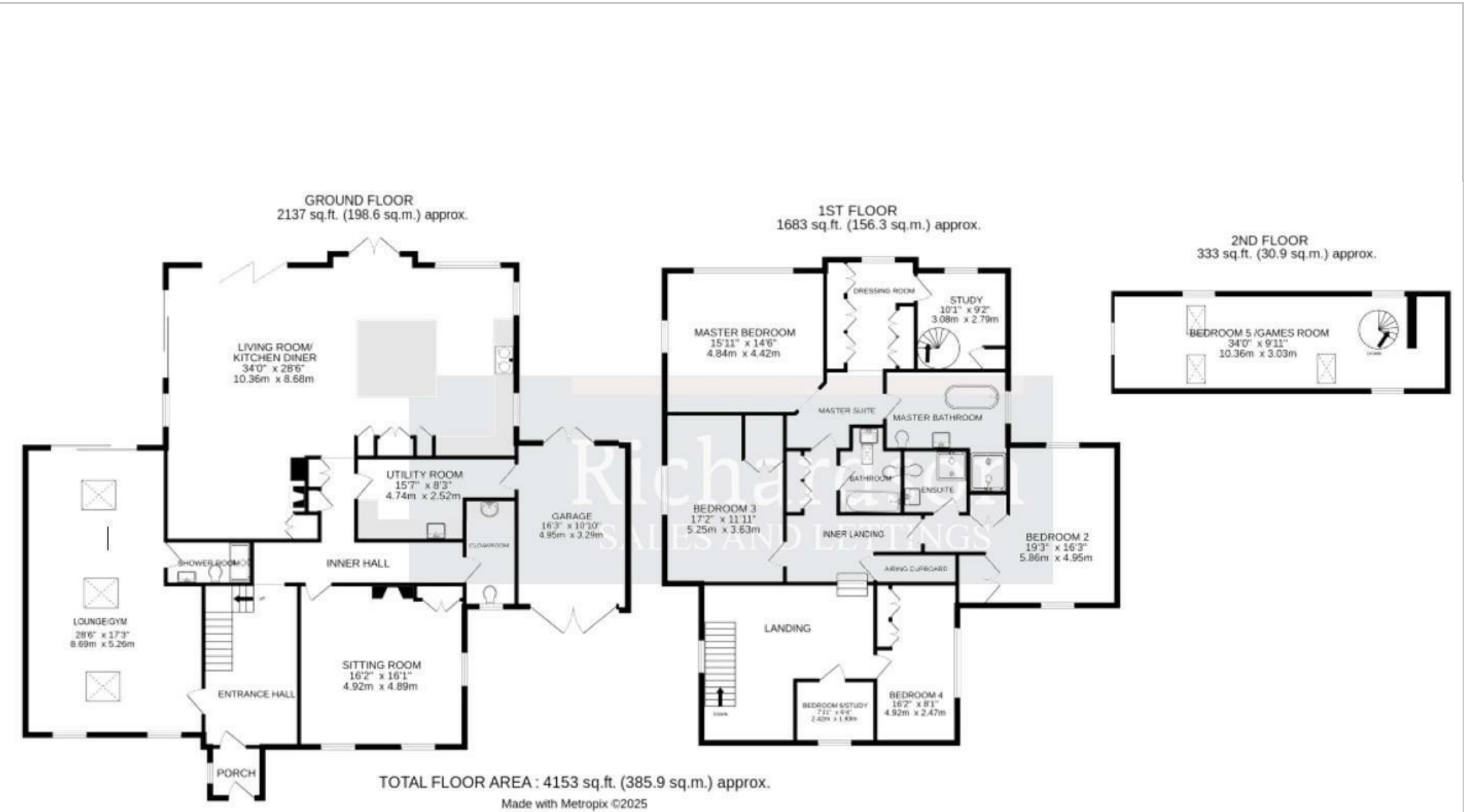
Viewings

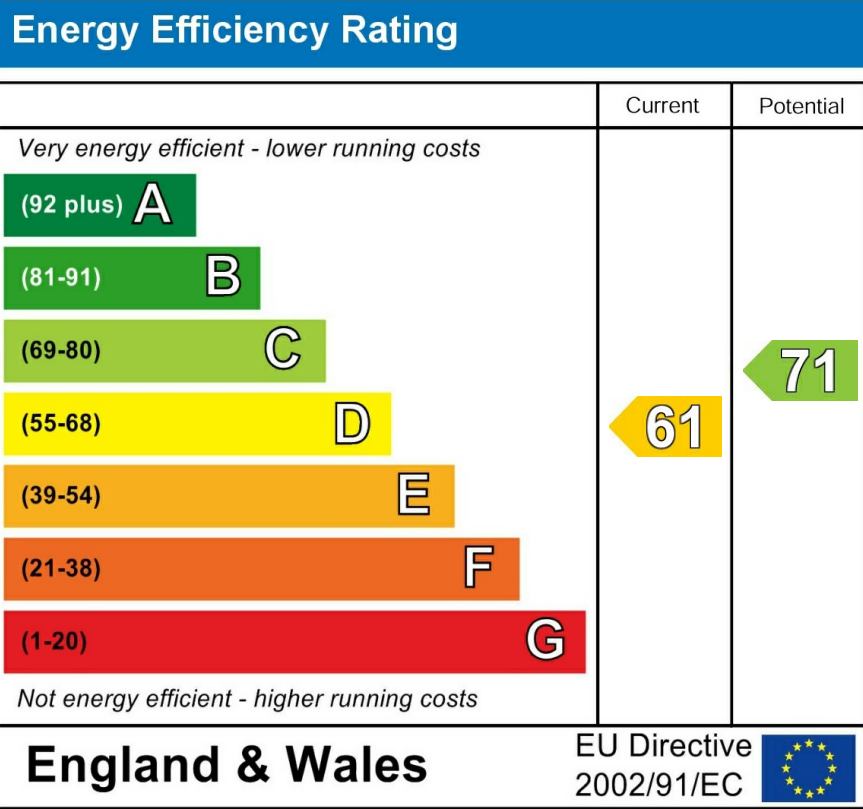
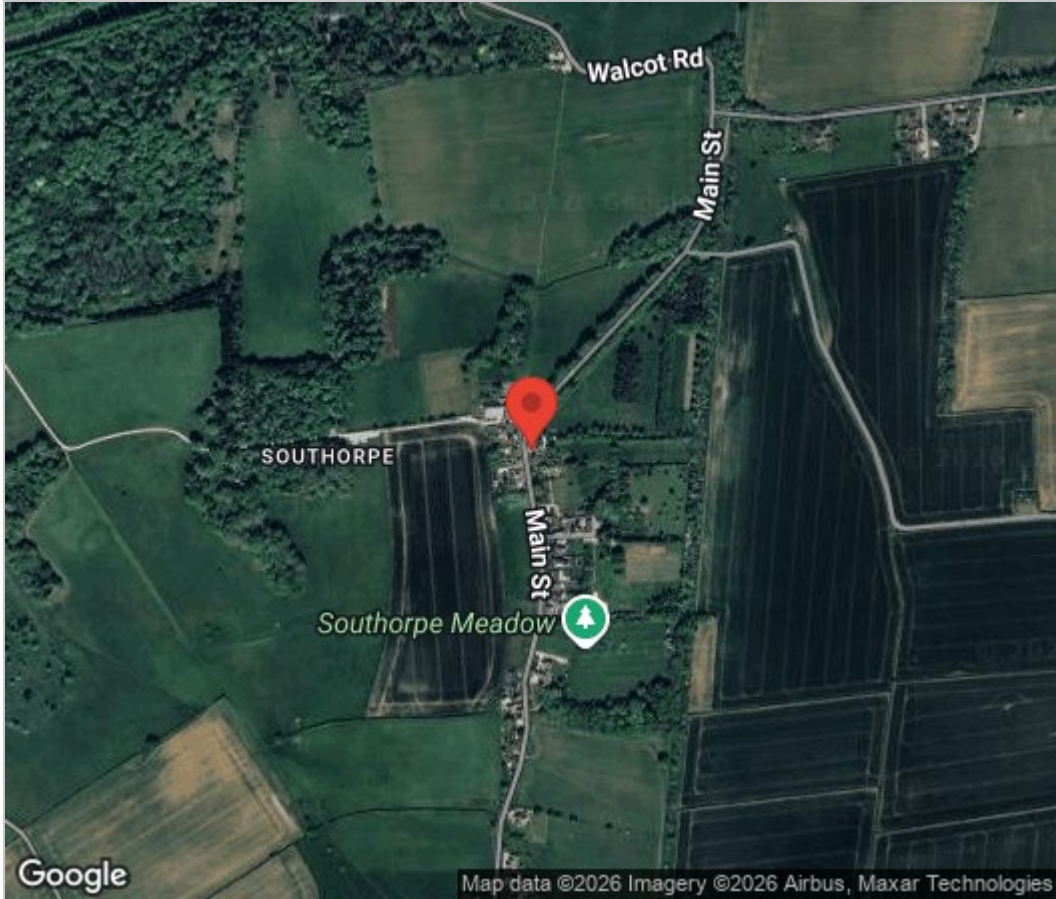
Telephone appointment with Richardson  
post@richardsonsurveyors.co.uk











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