



Delightful renovated Grade II listed village house

Duck End Farmhouse, Offord Road, Graveley, St Neots, PE19 6PP

Freehold





Renovated characterful accommodation • Light and spacious rooms • Country kitchen with Aga • Large garden and grounds • Detached double garage • Pleasant village location

Local information

- Graveley is a small village situated 6.5 miles from Huntingdon (London Kings Cross from 48 mins) & 5.7 miles from St Neots (London Kings Cross from 40 mins). Cambridge is 17 miles to the south east.

- There is a pub in the village (The Three Horseshoes) known for its Sunday carvery, village hall and a parish church.

- Local facilities are available in both St Neots and Huntingdon. There is a Waitrose supermarket and a pretty market square in the nearby town of St Ives. Cambridge offers comprehensive cultural, recreational shopping and schooling facilities for all age groups together with its renowned University colleges.

- Schooling is available locally at The Newton Community Primary school in Eltisley whilst secondary schooling is in both St Neots and Huntingdon. Further private schooling is available in Cambridge.

All distances and times are approximate.

About this property

Duck End Farmhouse is a Grade II listed renovated, thatched property. The house provides characterful accommodation which is unusually light for the style of building and includes two main reception rooms, one comprising an active inglenook wood burning stove.

A ground floor study which has an adjacent bathroom with roll top bath and period style sanitaryware offers the potential as a fifth bedroom at ground floor level if required.

A country kitchen features a good range of hand-crafted units with an island and granite working surfaces. The Inglenook fireplace features an oil fired Aga cooker as well as a modern electric oven and various other integrated appliances. Beyond the kitchen is a breakfast area/ third reception room with utility room off.

The first floor accommodation offers three characterful double bedrooms, a range of built-in wardrobe cupboards and a family shower room. The principal bedroom is accessed up a second staircase at the other end of the house off the third reception room and features a double bedroom with built-in wardrobes to one end, a concealed door in the centre of which leads into an en suite shower room.

The accommodation is shown in greater detail in the attached floor plans.

Outside, the property is well set back from the road behind five bar gates leading into the deep and wide shingled parking area. A detached oak framed cart barn garage with a peg tile roof has been enclosed to create a workshop and offers potential for use as a home office.



The gardens and grounds are extensive to the rear of the property and include a deep large sandstone paved patio along the rear elevations of the house. The garden boasts mature trees, hedged boundaries and well stocked flowerbeds alongside a brook. The land ends at a point to the south west of the house and extends in total to 1.04 of an acre.

Services: Oil fired central heating, Mega flow hot water system and new foul water drainage system.

Tenure

Freehold

Local Authority

South Cambridgeshire District Council: Band F

Viewing

Strictly by appointment with Savills

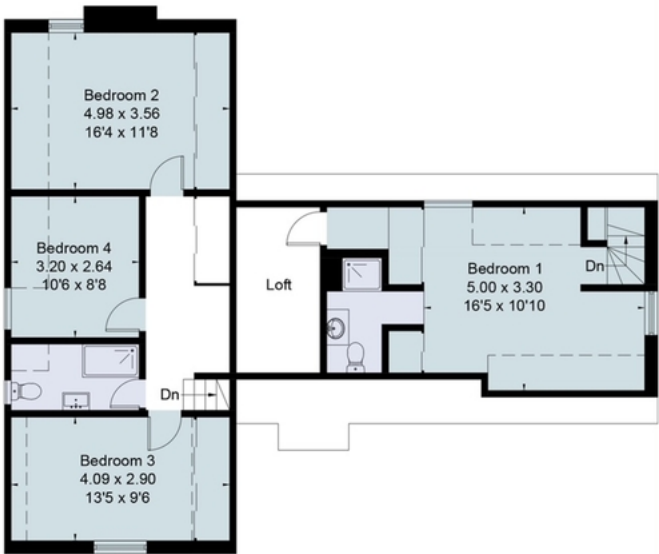




Approximate Floor Area = 191 sq m / 2056 sq ft
(Excluding Loft)



Ground Floor



First Floor

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