



Attractive farmhouse with dovecote and grounds

Dovecote Farm, Langley Bush Road, Upton, Peterborough, PE6 7BF

Freehold

savills



Rural Location • Reception Room • Drawing Room
• Breakfast/dining kitchen • Utility Room • Boot Room
• Principal bedroom with en suite bathroom • Two further bedrooms with en suite • Bar/Garden Room • Cottage with one bedroom en suite • Garden and grounds • EPC rating E

Situation

The property is set in a rural position, two and a half miles from the village of Helpston and between the bustling market town of Stamford and the cathedral city of Peterborough. The property is surrounded by beautiful countryside, but with easy access to everyday amenities, including a village shop, a local pub and a primary school, while the nearby A47 provides easy access to Peterborough.

Peterborough offers a wide range of retail outlets, including the Queensgate Shopping Centre, cinema and ice-skating, with the East Coast Mainline commuter services to London Kings Cross and Cambridge from 51 minutes. The A1 is just three miles away, providing superb links towards the north and south towards London.

About the Property

Dovecote Farm is a handsome detached country house, with extensive grounds and beautifully appointed accommodation, set in a stunning rural location. The high quality finish is complemented throughout by attractive period features, including heavy timber beams and limestone flooring, while the property also benefits from a separate one-bedroom cottage, which provides useful accommodation for guests, or an excellent office space.

Upon entering, there is a welcoming reception room with an oak turned staircase, which leads to the galleried first floor landing. There is a splendid 28ft drawing room with French doors opening onto the south-facing front garden and an impressive open fireplace, with local clipsham stone mantle, providing an ideal space in which to relax as a family or entertain guests. The open-plan kitchen, dining and breakfast area is another attractive, well designed living space, with its shaker-style kitchen units, central island and stainless steel range cooker.

Upstairs there are three generous double bedrooms, each of which is fitted with an en suite bathroom. The large and comfortable principal bedroom has extensive fitted storage, while its en suite benefits from a separate shower.

The detached cottage provides superb additional accommodation, including a sitting room, a fully fitted kitchen and a well proportioned double bedroom, as well as an office, which is perfect for use as a home business hub.





Outside

The property is set in delightful grounds, of around three acres, with immaculate box hedging, extensive lawns and a variety of mature trees. A gravel driveway leads to the house and provides plenty of parking space to the front and rear, while immediately at the front of the house there is a walled courtyard and garden area, accessed via double wrought iron gates and featuring paved and gravel terracing, seating areas, well maintained yew hedging and colourful flowerbeds. There is a further sunny paved terrace outside the sitting room, providing the ideal spot for al fresco dining, while the garden also includes a greenhouse, a vegetable patch, a storage barn and a timber-framed garden room, which has been set up as a cosy bar.

The Grade II listed Dovecote is a stunning original building dating back to 1797 with the date plaque above the door and all original alcoves in

excellent condition. The vaulted ceiling and alcoves are unique period features. Externally the Dovecote is softened with climbing roses and wisteria, and between the Dovecote and the main house is a manicured formal garden with low box and lavender hedging and pathways leading back through the gardens.

Existing Planning

For a sympathetically designed three bay cart hovel with external staircase and accommodation over.

Local Authority

Peterborough City Council Band G

Services

Mains electricity, water & private drainage
Oil fired underfloor heating.

Viewing

Strictly by appointment with Savills 01780 484696

Particulars & Photography
November 20

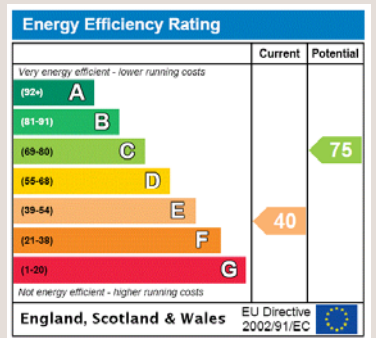




Dovecote Farm, Langley Bush Road, Upton, Peterborough, PE6 7BF
Main House Gross 228 sq m/2454 sq ft
Cottage Gross 94 sq m/1012sq ft

Total Gross 360sq m/3875 sq ft

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