



A fabulous church conversion in a stunning setting

Church House, Back Road, Caldecote, Peterborough, Cambridgeshire PE7 3SG

Freehold

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Open plan living and family room • Kitchen/breakfast room
 Snug • Three bedrooms (one en suite) • Family bathroom
 Detached double garage with room above • Gated
 driveway with generous parking • Mature gardens

Situation

Caldecote village lies in an attractive rural setting two miles west of Stilton and the A1. Whilst rural, the connections to the area's towns and cities are very good. The Georgian market town of Oundle is nine miles to the west, whilst the city of Peterborough, with its commuter rail services to London (every 20 minutes during peak periods) is 11 miles to the north east.

About Church House

Formerly St Mary Magdalene, this Grade II* listed building has 11th century origins, but was restored in 1874 by Edward J Tarver, when the bellcote replaced a tower. Noted within Pevsner's architectural guide, the building was deconsecrated and sold in the late 1980s when it was converted to a residential dwelling.

Refurbished by the current owners with an acute eye to detail, Church House has been reroofed, timber treated and extended, and offers striking accommodation which has impact and largely retains the church's form and layout.

Nonetheless, the feel of the house is respectfully contemporary. The kitchen, within the Nave, is modern and well-appointed. It is separated by a wide sliding door, which permits integration to a snug.

The vaulted dining and sitting rooms within the core of the church have real impact with engineered oak floors and wide window seats. Ground floor bedroom two has an en suite shower room, whilst vaulted double bedroom one and bedroom three are on the first floor and share the family bathroom.

Outside

Electric gates access the property from Back Lane, which serves one farm beyond this property. The gravel driveway leads to a detached double garage, with a store room above. Delightful and mature gardens surround the house, with lawns interspersed by shrub beds and yew and deciduous trees, and a 'Breeze House' luxury thatched gazebo. Timber and stone terraces are designed to track the sun.

Local Authority:

Huntingdonshire District Council.

Council Tax: Band F

Services: Mains electricity and water. Private drainage. Oil fired central heating

EPC: Exempt

Viewing: by appointment with Savills Stamford

Date of Particulars and Photography: November 2019





Church House, Caldecote, Peterborough

Main House gross internal area = 160 sq m/1,727 sq ft

Garage gross internal area = 40 sq m/426 sq ft

Store gross internal area = 17sq m/202 sq ft

Total 202 sq m/2,170 sq ft



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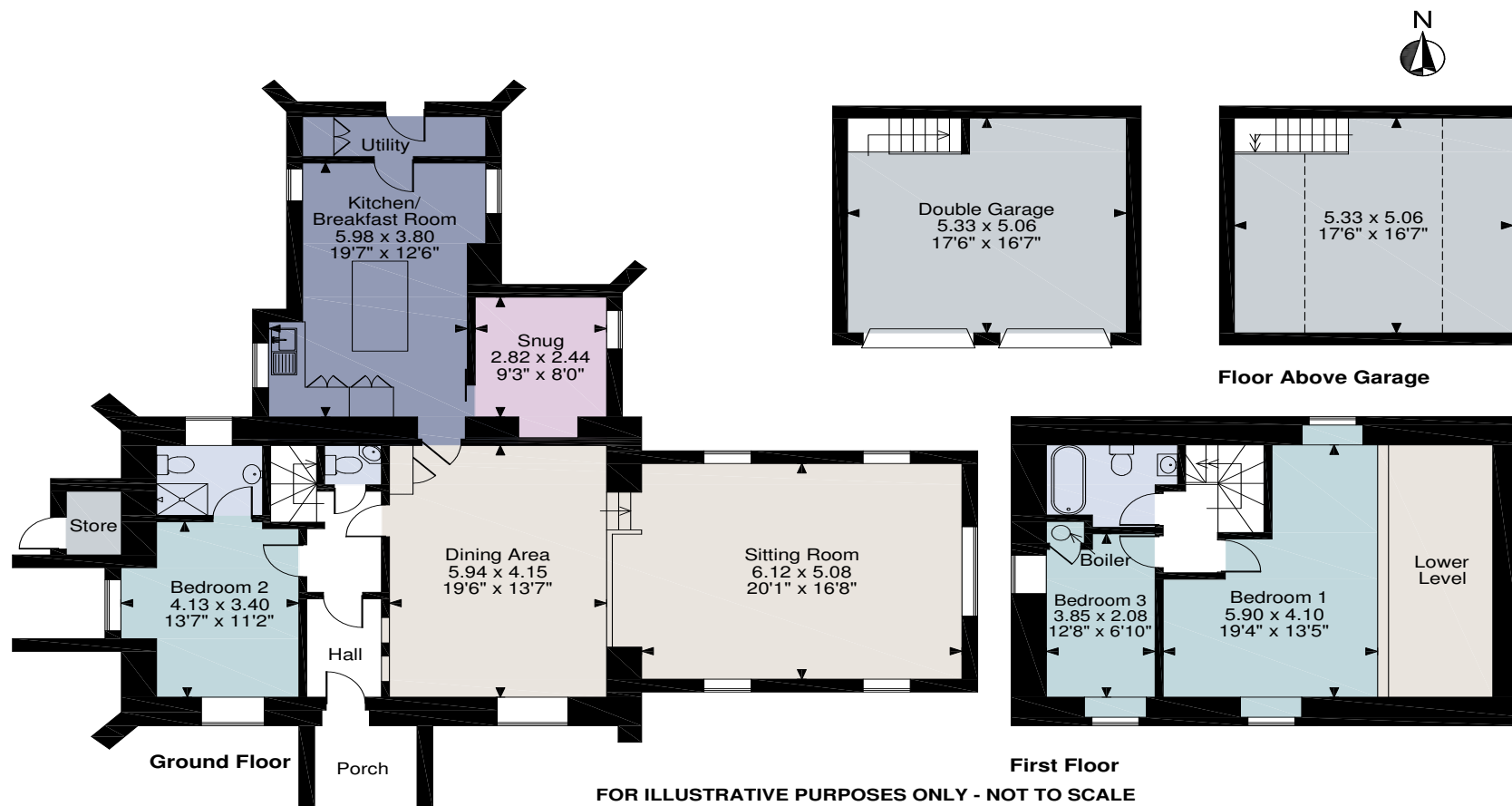
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The position & size of doors, windows, appliances and other features are approximate only.

□ □ □ Denotes restricted head height

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