



Listed property with development opportunity

Manor Farm House, 18 Church Street, Stanground, Peterborough, PE2 8HE

Freehold



Listed Building • 6 Bedrooms • 3 receptions • 13 garages • gardens • development plot in a central location

Situation

Occupying a city suburb setting, this listed property has kept its village charm. The house is well placed for access to the city's Cathedral centre, its shops, services and green spaces.

The property is well located for the A1, 7.4 miles, with Peterborough Railway Station, just 1.9 miles and Peterborough City Hospital 3.8 miles. For leisure The Embankment is close by with lovely riverside facilities, footpaths and the Green Wheel route and Ferry Meadows Country park are also easily accessible.

There is also an excellent choice of local schooling, with St John's Primary School close by. There is also Heritage Park Primary, Oakdale Primary, Old Fletton Primary and St Augustine's Junior School all within the area and The King's Cathedral school is 2.2 miles, in Peterborough.

The Property

Manor Farm House sits on approximately half an acre and holds an impressive position within Stanground, a suburb of the City. The property and site offer huge potential. The large corner plot has large gated

vehicle access at the side.

There is a large yard, garages, ample off-street parking and an unlisted large outbuilding ripe for renovation within its grounds.

Internally the property is in need of refurbishment throughout. The accommodation is laid out over three floors and boasts a number of reception spaces and up to six bedrooms. The property was built in late 17/early 18th century and there are some beautiful features remaining throughout the farmhouse, such as fireplaces with panelling.

The main Welsh slate roof was replaced in the 1990's and the flat roof to the rear was refelted in July 2020. In the large wrap around garden there are plenty of mature fruit trees as well as lawn space to enjoy.

Services

Mains Gas, Electricity, Water and Drainage

Local Authority

Peterborough City Council
Tax Band F

Energy Performance

Exempt

Viewing strictly by appointment only with Savills





Approximate Area = 325.1 sq m / 3499 sq ft (Including Storage)
Garages = 165.5 sq m / 1781 sq ft
Total = 490.6 sq m / 5280 sq ft
Including Limited Use Area (9.9 sq m / 106 sq ft)
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