

A detached three-bedroom thatched cottage in a conservation village

Wadenhoe, Peterborough, PE8 5SX

 3  2  2

| Guide Price £735,000



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About this property

Situated in a very charming part of Wadenhoe, one of the area's prettiest villages, is this detached limestone and thatch cottage of medieval origins but mostly built in the 1700s. The Grade II-listed property is situated at the heart of the village and was previously two buildings, which the vendor converted approximately 20 years ago to create a larger family residence. Though the house has been modernised it retains a wealth of character, including an inglenook fireplace, with log burner and exposed timber beams. Internally the cottage is beautifully presented in a bright country style, featuring a modern kitchen and two bathrooms.

Accommodation

The accommodation is mostly arranged in a single storey and despite its age is deceptively spacious, offering about 1600 sq ft of space. The house is entered via a side courtyard onto a light, bright and glazed, central reception area; to one side there is a sitting room with wood-burning stove, a double bedroom and a shower room, while to the other side there is a spacious and open plan kitchen and dining room/breakfast area, a light-filled garden room, again with a log burning stove and a useful store. From the sitting room a flight of stairs

leads up to the first floor where there are a further two bedrooms and a bathroom, offering high ceilings which is unusual in a character property.

Outside

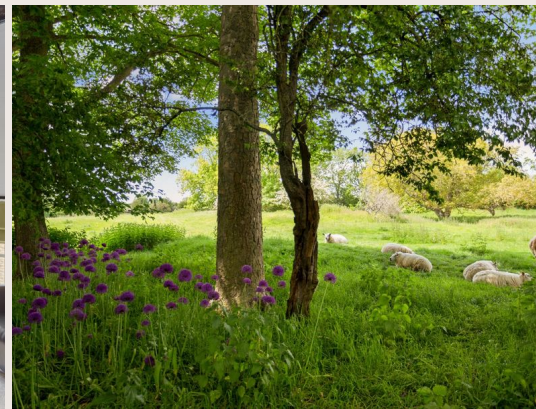
The house is set within attractive cottage-style gardens, including a secluded gravel and paved terrace to the rear which is ideal for outdoor dining, and a lawn enclosed by well-established borders and mature trees and shrubs which leads to an area of woodland at the rear onwards to rolling countryside, accessible via a pedestrian gate. There is a very pretty garden to the front and an entrance to the side via a walled courtyard.

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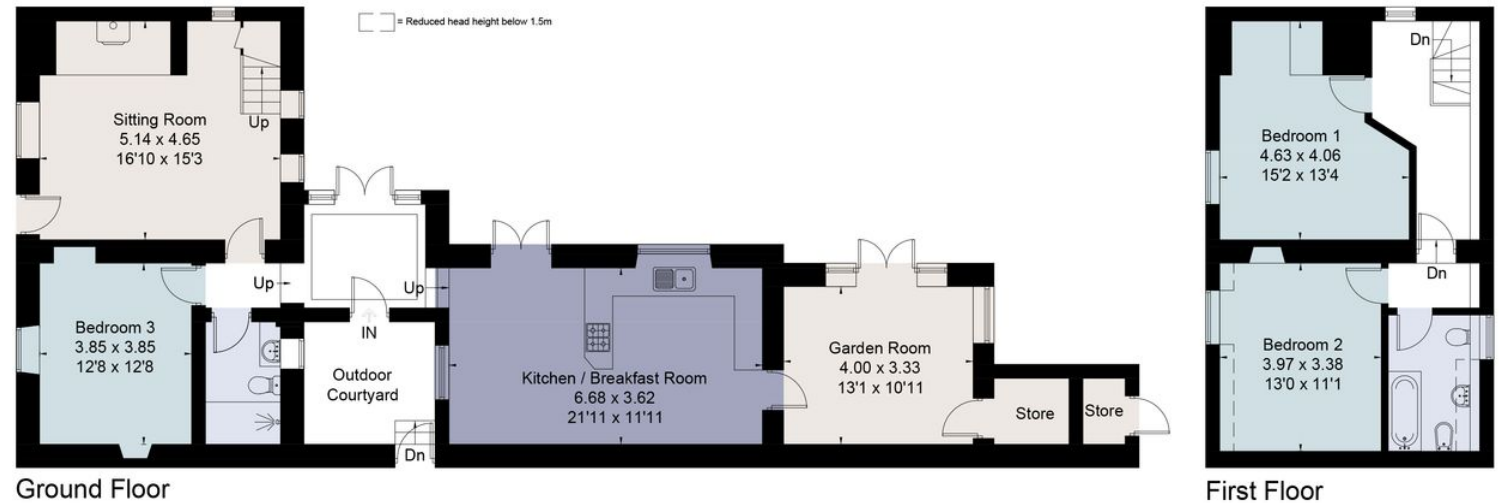


Plans

Approx. gross internal floor area

1654 sq ft

Approximate Area = 153.7 sq m / 1654 sq ft
Including Limited Use Area (4.4 sq m / 47 sq ft)
For identification only. Not to scale.
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Surveyed and drawn in accordance with the International Property Measurement Standards (IPMS 2: Residential)
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Key Information

Local Authority

East Northamptonshire
Council

Council Tax

Band = F

Tenure

Freehold

Services & Additional Information

Mains electricity and water

LPG

Shared sewage treatment plant




EPC

EPC Rating = EXEMPT

Grade II listed building

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Enquire



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