

Woodgate, PE6 7ED
Helpston
Peterborough
£650,000

Hurfords



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Exempt



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- Grade II Listed Thatched Cottage Set Over 2282 sq/ft of Accommodation
- Situate on a Substantial Plot of 0.4 Acres (STS)
- Four Substantial Size Bedrooms with Three En-Suites
- Master Suite with Dressing Room and En-Suite Bathroom
- Meticulously Landscaped South Facing Rear Garden
- Situated in the Heart of Helpston Village Close to Local Amenities
- Great Access to Local Schooling Including Arthur Mellows Village College Catchment

15 Woodgate Helpston Peterborough PE6 7ED

Upon entering, a welcoming hallway beckons, adorned with doors leading to the various reception rooms, kitchen, and a convenient downstairs cloakroom featuring a tastefully fitted two-piece suite. The sitting room, a true focal point of the home, invites relaxation with its generous proportions, enhanced by French doors that open to reveal the south-facing rear garden. Here, the warmth of wooden flooring and the inviting feature fireplace create an atmosphere of cosy refinement. Adjacent, a spacious study offers an ideal retreat for work or contemplation, boasting a window framing tranquil garden views and ample space for a well-appointed home office setup. Meanwhile, the drawing room/second sitting room, with its exposed wooden beams and grand fireplace, exudes character and charm, providing an ideal setting for gatherings with family and friends. The heart of the home lies in the open-plan kitchen/dining/garden room, where culinary delights and convivial moments seamlessly converge. The well-appointed kitchen, features an array of base and wall units in a contemporary shaker style, complemented by elegant granite worktops and ample space for essential appliances. Beyond, a spacious dining area beckons with plenty of space and light from a skylight window and glass balustrades. Descend the steps to the garden room, a sun-drenched sanctuary bathed in natural light streaming through floor-to-ceiling windows and bi-folding doors that effortlessly connect indoor and outdoor living spaces, creating an ambiance of tranquil relaxation. Conveniently adjacent to the kitchen, a utility room provides additional storage and workspace, ensuring practicality and efficiency in daily household tasks.

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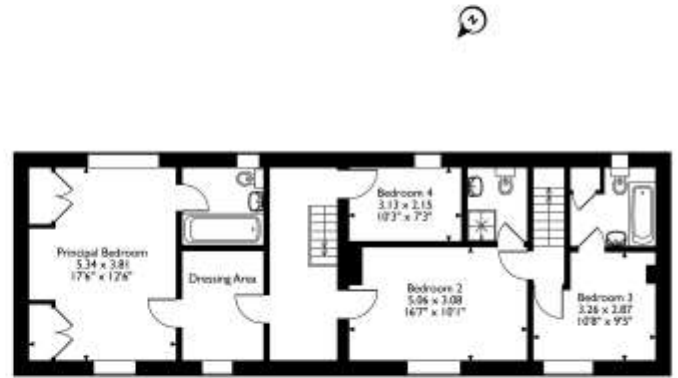
Ascend the dual staircases to discover a galleried landing which grants access to four bedrooms including the luxurious master suite. Here, built-in wardrobes, a separate dressing area, and an en-suite bathroom adorned with tiled flooring and walls offer a serene retreat from the demands of daily life. Two additional bedrooms, one boasting a contemporary en-suite shower room, provide comfort and privacy for family members or guests. Bedroom three which is accessed via the second staircase also benefits from an en-suite bathroom. Outside, the cottage is enveloped by a mature front garden with an array of flowers and borders completing the picturesque look of this grade II listed cottage.

To the rear, the property unfolds onto a sprawling oasis of tranquillity ideally positioned in the south facing direction. The garden is mainly laid to lawn and is meticulously landscaped with a diverse array of plants, trees, and hedges plus small pond. A patio area creates the ideal space for alfresco dining and entertaining with family and friends. Off-road parking completes this exceptional property, offering a rare opportunity to own a piece of history in one of England's most enchanting villages, where the past seamlessly intertwines with the present.

15 Woodgate, Helpston, Peterborough
Approximate Gross Internal Area
212 Sq M/2282 Sq Ft



Ground Floor



First Floor

Please note that the location of doors, windows and other items are approximate and this floorplan is to be used for illustrative purposes only. Unauthorized reproduction is prohibited.



Rooms/Measurements

Living Room 16'9" x 13'8"
Study 13'4" x 7'5"
Drawing Room 16'10" x 16'0"
Utility 16" x 10'8"
Kitchen/Diner/Garden Room 24'3" x 20'4"
Principal Bedroom 17'6" x 12'6"
Dressing Area
Bedroom Two 16'7" x 10'1"
Bedroom Three 10'8" x 9'5"
Bedroom Four 10'3" x 7'3"

TENURE: FREEHOLD



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