



Hurfords

Church Lane, Helpston Peterborough Freehold: £1,000,000

Key Features

5 4 E G

- Beautifully Presented 5 Double Bedroom Detached Home
- Originally the Exeter Arms Public House
- Completely Renovated Throughout
- Character Features & Exposed Stone
- Enclosed Landscaped Rear Garden

Entering through the front door there is an entrance lobby with storage for coats and shoes to the right. Moving through you enter a generous hall with the kitchen to the right.

This kitchen has been finished to an exceptional standard with a large electric Range Master cooker set in to the original fireplace boasting exposed stonework with the oak lintel bringing the original building in to the 21st century style. The kitchen is a modern shaker design with quartz worktops and a Belfast style basin and integrated dishwasher & bins.

The island is a great entertaining spot with space for 4 bar stools as well as plenty of space for food preparation. On the left hand side of the chimney breast there is space for a large American



fridge/freezer and to the right an original storage cupboard, great for use as a pantry. The floors are finished in limestone flooring, in keeping with the age of the building. The kitchen opens up to the dining room, currently housing a dining table and 10 chairs with the use of a utility room to the left hand side great for additional storage as well as space for the white goods with space for washing machine as well as tumble dryer.

To the rear is a large TV room featuring bi-fold doors on to the garden and plenty of light entering the South facing windows. The TV room continues the premium finish with panelling to the rear wall as well as herringbone wood flooring throughout. To the left of the ground floor is the formal lounge, a grand room, again with exposed stonework and herringbone wooden flooring, sliding sash windows to the front and a large log burner, ideal for the cooler evenings.

To the rear of the property there is the welcome addition of a home office space for clients who want an area to close off on the weekends and also a downstairs W/C. Moving upstairs through a newly fitted oak staircase with glass balustrades you are met with 5 double bedrooms. The master bedroom is great sized room and features a suitably dressed en-suite bathroom comprising of a large walk-in shower,



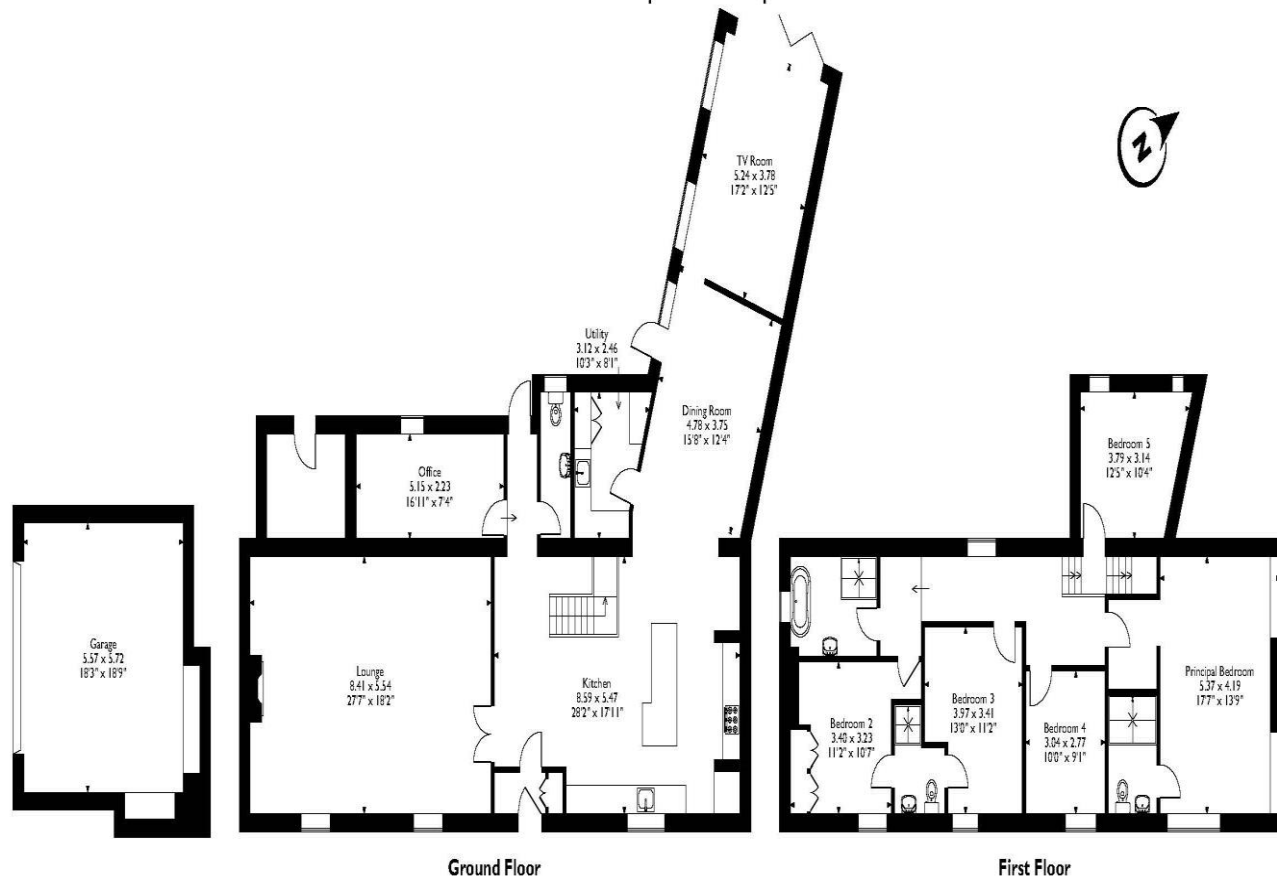
Exeter House, Church Lane, Peterborough, Cambridgeshire

Approximate Gross Internal Area

Main House = 278 Sq M/2992 Sq Ft

Garage = 35 Sq M/377 Sq Ft

Total = 313 Sq M/3369 Sq Ft



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.

fitted vanity unit, perfect for storage of toiletries, W/C and thermostatically controlled towel rail.

Within the entrance to this room is the great addition of fitted wardrobes and cupboards. Bed 2 & 3 are both generous double bedrooms and share via a Jack & Jill entrance a bathroom again with a shower, basin & W/C. Bed 4 & 5 although smaller rooms are still a great size and both share the family bathroom featuring a roll-top period bath as well as separate shower and Victorian style basin & W/C. Externally to the rear is a beautifully landscaped garden with a large paved area ideal for alfresco dining and drinking as well as access to an outbuilding built in to the main house.

Moving on you enter a large lawned area, perfect for families! There is also access to a log store and the garden is fully enclosed. To the rear of the garden is a large double garage accessed via a block paved shared driveway to the side of the home.

The finish of this property is exceptional with made to fit shutters to all front windows adding a sense of luxury to this family home. Viewing is essential to take in all it has to offer!

Selling your property?

Contact us to arrange a FREE home valuation.

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