



The Highway, Great Staughton, PE19 5DA



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Residential sales, lettings & management

54 The Highway
Great Staughton
St. Neots
PE19 5DA

An attractive Grade II listed cottage enjoying a central location in this well-served village close to St Neots.

- Attractive Grade II listed cottage
- Central village location
- Spacious living room with brick fireplace
- Fitted kitchen with vaulted ceiling
- Period features including exposed timber
- Bathroom with rolled top bath
- 2 bedrooms and dressing room/store
- Latch doors and sash windows
- Communal garden with useful outbuilding
- Viewing highly recommended.

Offers around £240,000



Hatters Cottage is a grade II listed property enjoying a central location within the oldest part of this well-served village. The property retains much of its period charm including a feature brick open fireplace, exposed ceiling and wall timbers. The vendor has maintained the property well and has recently had some damp treatment carried out to the front elevation which comes with a 20 year guarantee.

There is an attractive communal garden (shared by the 4 cottages) which is laid mainly to lawn with a seating area, mature borders and a useful (private) store.

Great Staughton has an active community of clubs and societies and an award winning butcher/deli/greengrocer, a public house with beer garden, a gastro pub, two hairdressers, a beauty salon, and a florist. It also has a church, a GP surgery, a village hall and two hard tennis courts on the playing fields, as well as a children's play area and football and cricket pitches. There is a preschool and state primary school and Kimbolton School is about 5 miles away, with a private bus service close to the property. Grafham Water with its sailing, cycling and walking is also close by. St. Neots Golf Course is 3.8 miles away and Wyboston Lakes Resort 6.3 miles away.

In detail the accommodation comprises:

GROUND FLOOR

Part glazed front door to

SITTING/DINING ROOM 20' 3" excludes chimney breast alcove x 13' 10" (6.17m x 4.22m) With two secondary glazed sash windows to front, ceiling timbers, wall light sockets, large brick fireplace with tiled hearth and exposed timbers, shelved alcove to side, two electric panel radiators (programmable), stairs to first floor, cupboard housing the hot water cylinder, door to bathroom (see later), door to:

KITCHEN 11' 7" x 9' 0" approx (3.53m x 2.74m) attractive kitchen with vaulted ceiling and large velux style window to rear, exposed timbers, brick faced tiling to two walls and exposed brickwork to one wall, good range of fitted units with solid woodblock working

surfaces and butler sink, space for fridge/freezer, space and plumbing for washing machine (scope to plumb in a dishwasher), beam mounted spotlights, built in electric oven with electric hob over, large open shelf over one worktop, wood-effect panelled flooring.

BATHROOM 7' 4" x 7' 9" (2.25m x 2.38m) bright bathroom with vaulted ceiling rising to 9'10, velux window to rear, cast iron rolled top bath, wc with recessed shelf behind, wash handbasin, heated towel rail, 3/4 tiled walls with two feature recessed shelves, wall mounted electric convector heater, wood-effect panelled flooring, extractor fan.

FIRST FLOOR

LANDING door to bedroom 2, door to walk in store room (see later).

BEDROOM 2 9' 1" x 10' 2" (2.79m x 3.10m) with secondary glazed sash window to front, two loft access hatches, wall mounted electric panel heater (new 2020), large wooden chest of drawers to remain, exposed wall and ceiling timbers, exposed timber floorboards.

BEDROOM 1 14' 10" x 10' 1" max (4.52m x 3.07m) with secondary glazed sash window to front, exposed ceiling and wall timbers, wall mounted electric panel radiator, exposed timber floorboards, three pine pieces of furniture (two wardrobes and one chest of drawers) to remain, door to:

DRESSING ROOM/STOREROOM 10' 6" x 5' 3" (3.2m x 1.6m) part restricted headroom, exposed wall timbers, lighting, power point, seagrass flooring, door to landing and bedroom 1.

OUTSIDE Good sized communal garden 50' x 28' approx. to the rear enjoyed by all four cottages in the row which all benefit from direct access. Mainly laid to lawn with attractive and mature flower and shrub borders (roses, laurel, holly, budlia etc), paved seating area, side access gate to front. To the rear of the garden there is a further barn (with listed pan tiled roof) divided into separate store areas for each cottage.



STORE 12' 6" x 7' 1" (3.81m x 2.16m) with stable style door to front, exposed timbers and brickwork, mezzanine area providing further useful storage space.

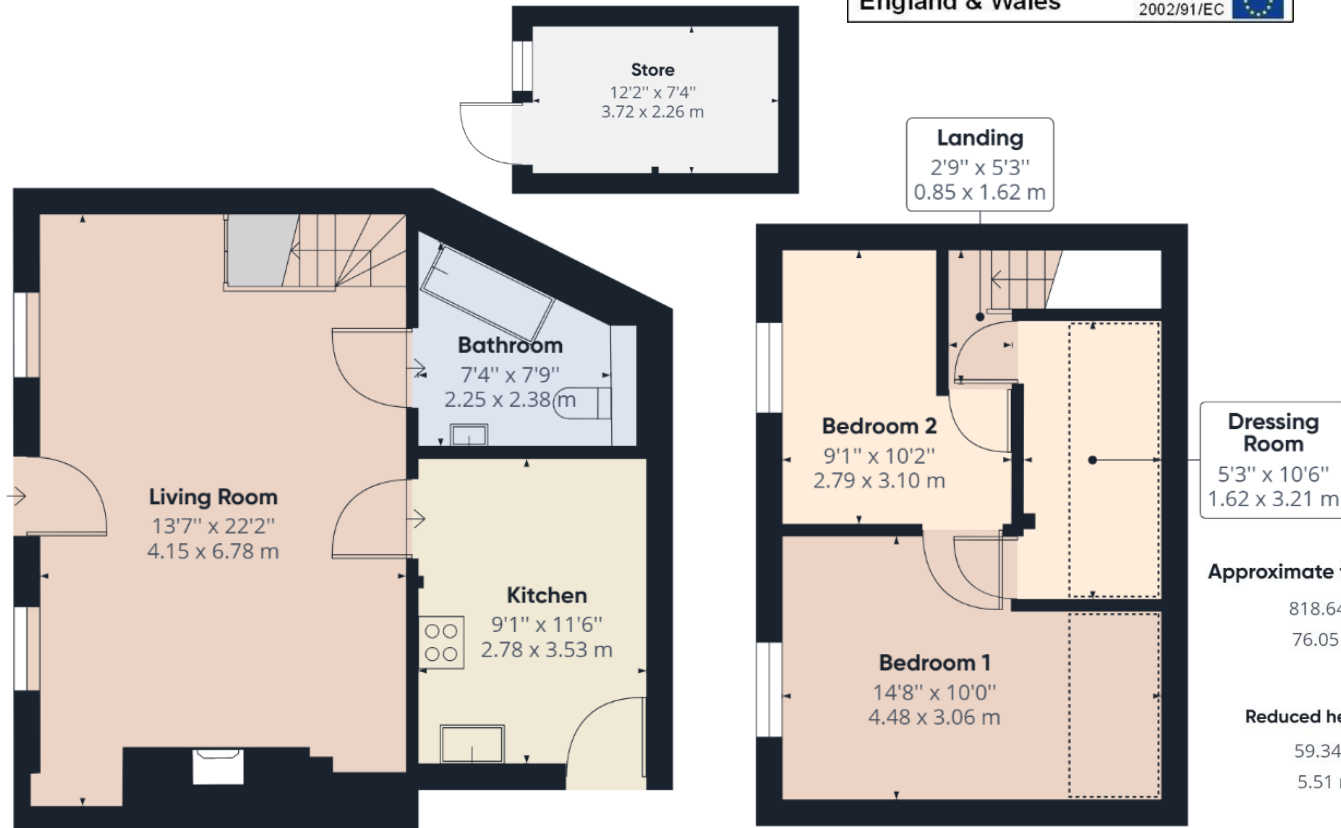
SERVICES Mains water electricity and drainage

TENURE The property is Freehold

COUNCIL TAX Band A

VIEWING By arrangement with Pocock and Shaw

Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92+)	A		
(81-91)	B		87
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G	23	
<i>Not energy efficient - higher running costs</i>			
England & Wales		EU Directive 2002/91/EC	



Agent's note: (i) Unless otherwise stated on the front page the information contained within these particulars has been provided and verified by the owner or his/her representative(s) and is believed to be accurate. All measurements are approximate. (ii) The vendor(s) reserve(s) the right to remove any fixtures, fittings, carpets, curtains or appliances unless specific arrangements are made for their inclusion in the sale. (iii) None of the electrical, heating or plumbing systems have been tested

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