

1 Green Farm Close, Castor

Peterborough PE5 7BE

Guide Price £875,000



Attractive Family Home

Beautiful Kitchen

3 Bay Carport / Garage

Sought After Location

Various Sitting Rooms

Beautiful Garden

4/5 Bedrooms

Master Bedroom with Ensuite

Viewing Essential





GENERAL DESCRIPTION: This house is beautifully presented, and is an excellent family home with many versatile living rooms, and seating areas throughout. Being as versatile as it is, there could be 5 bedrooms.

The property features a beautiful kitchen which has a fantastic beamed vaulted ceiling, and outside there is a lovely garden screened by a mature conifer hedge.

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The property benefits from stone flooring and window cills, and is immaculate throughout having recently had a refreshed kitchen & brand new bespoke windows throughout. Situated in the sought after village of Castor, viewing is essential.





GENERAL DESCRIPTION This really is a gorgeous home. Since the current vendors bought it, it has undergone a program of refurbishment extension and improvement, and benefits from having a lime mortar render which complements the look. There is an abundance of warm limestone throughout the house, carved in areas into features, which include an inscribed stone feature to the kitchen and pizza oven to the garden. Properties in such a secluded location, and having both the quality and character that this property exudes are rarely available, therefore it is without hesitation that we recommend an internal inspection in order to save disappointment.

ENTRANCE HALL With oak entrance door, limestone flooring.

WC Comprising wash hand basin, low-level WC and extractor fan, radiator, limestone flooring.

LOUNGE 5.29m x 4.47m (17'4" x 14'8") max Walk-in bay double glazed window to front, sealed unit double glazed window to front, feature limestone fireplace with inset woodburner, radiator, oak flooring, recess display unit having built in cupboards.

KITCHEN/BREAKFAST ROOM 7.39m x 4.50m (24'3" x 14'9") This is a superb room featuring an oak framed vaulted ceiling. The room is fitted with a matching range of base and eye level units, cupboards with drawers and granite worktop space, matching island unit having inset stainless steel sink unit & integrated dishwasher and also comprising integrated breakfast bar. Space for range cooker set within feature limestone surround with inset feature map panel, sealed unit double glazed window to front, limestone flooring with under floor heating, stairs to mezzanine reading room, french doors to garden.

UTILITY ROOM 2.66m x 1.62m (8'9" x 5'4") Base and eye level units with oak worktops, plumbing for washing machine, space for tumble drier, double glazed window to side, limestone flooring with under floor heating, extractor fan, 2 useful built in storecupboards.

CLOAKROOM Sealed unit double glazed window to side, vanity wash hand basin with cupboard under, low-level WC and extractor fan, limestone flooring with under floor heating.

SITTING ROOM 4.86m x 4.85m (15'11" x 15'11") With sealed unit double glazed window to front, oak flooring with under floor heating, built-in storage cupboard with shelving and cupboard space over, French doors to the garden.

DINING ROOM 4.17m x 3.23m (13'8" x 10'7") Two sealed unit double glazed windows to front, radiator, limestone flooring, built-in storage cupboard.

STUDY 3.86m x 3.61m (12'8" x 11'10") Window to front, feature limestone fireplace with inset wood burner, radiator, limestone flooring, stairs to first floor landing.

PORCH With windows to each side, oak stable entrance door.

BEDROOM 4 3.84m x 3.48m (12'7" x 11'5") Sealed unit double glazed window to front, feature original cast iron fireplace, radiator, oak flooring.

BEDROOM 1 4.42m x 3.50m (14'6" x 11'6") Two sealed unit double glazed windows to front, radiator, extensive range of fitted wardrobes with sliding doors.

EN-SUITE SHOWER ROOM Comprising tiled shower cubicle, vanity wash hand basin with cupboards under, low-level WC, fully tiled walls, heated towel rail, sealed unit double glazed window to front, stone tiled flooring.

BEDROOM 2 4.38m x 3.48m (14'4" x 11'5") Sealed unit double glazed window to front, fitted with a range of wardrobes comprising with hanging rails and shelving, dressing table, radiator.

BEDROOM 3 3.61m x 2.18m (11'10" x 7'2") Sealed unit double glazed window to front, built-in wardrobes with hanging rail and shelving, radiator.

LANDING Radiator, window.

BATHROOM Comprising deep roll top bath, vanity wash hand basin, tiled shower cubicle, concealed flush WC, heated towel rail, two sealed unit double glazed windows to front.

FIRST FLOOR KITCHEN ACCESSIBLE

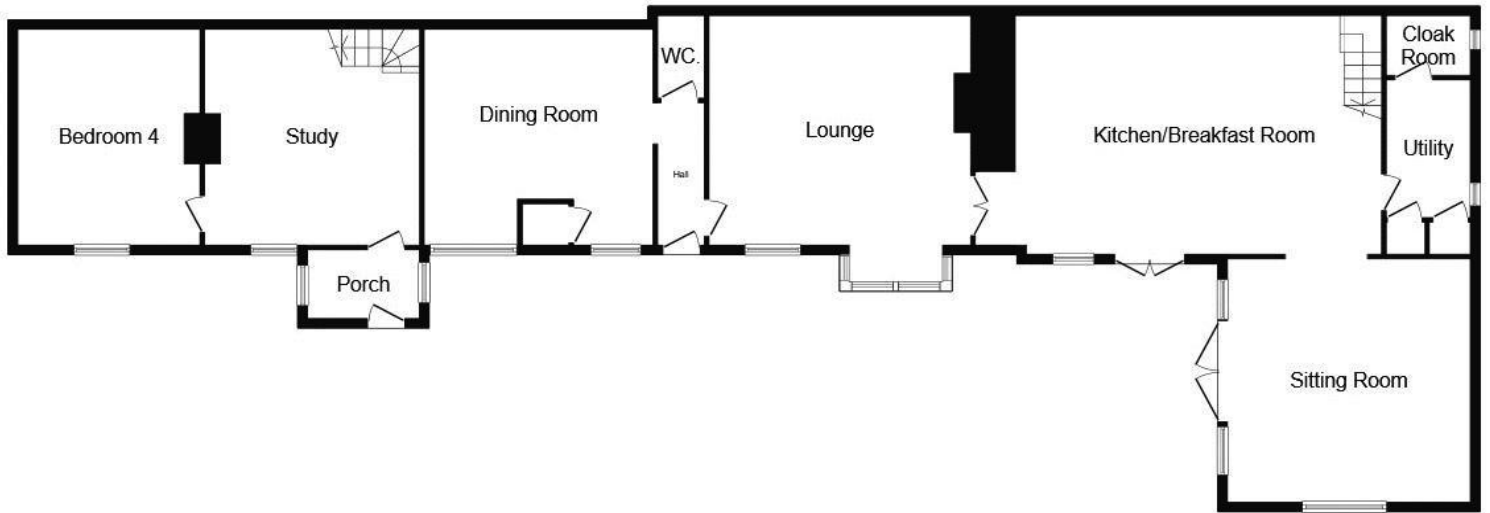
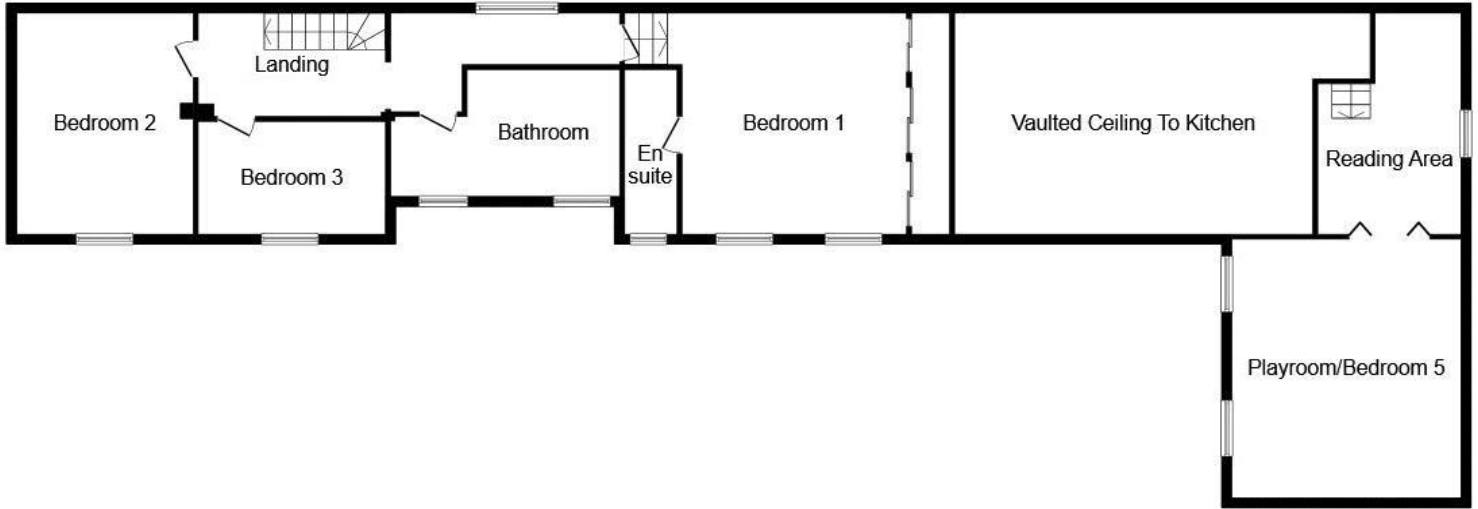
READING AREA 4.57m x 3.16m (15' x 10'5") max With window to side, oak flooring.

PLAYROOM / BEDROOM 5 4.79m x 4.58m (15'9" x 15') Please note restricted head height at sides. Two sealed unit double glazed windows to side, radiator, oak flooring, TV point.

OUTSIDE This property enjoys a beautiful outdoor space, screened by conifer hedging, and with electric gated access leading to off road car parking and a:

3 BAY GARAGE / CARPORT Of an oak framed construction under a pantiled roof, this has 2 open bays for undercover car parking, and there is another with lockable front doors. To the side of this is a shed which has access through to where the oil tank is sited.

REAR GARDEN There is an Indian stone paved patio area with built in stone Pizza Oven. Beyond this patio is a lawned area with borders and this leads to a corner raised decking area ideal for relaxing and entertaining.



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D		60 D
39-54	E	41 E	
21-38	F		
1-20	G		

General Information: Please note that any floorplans supplied are for guidance only as to the layout of the property. No measurements should be scaled from them.

Tenure: The property is Freehold

Council Tax: Band E