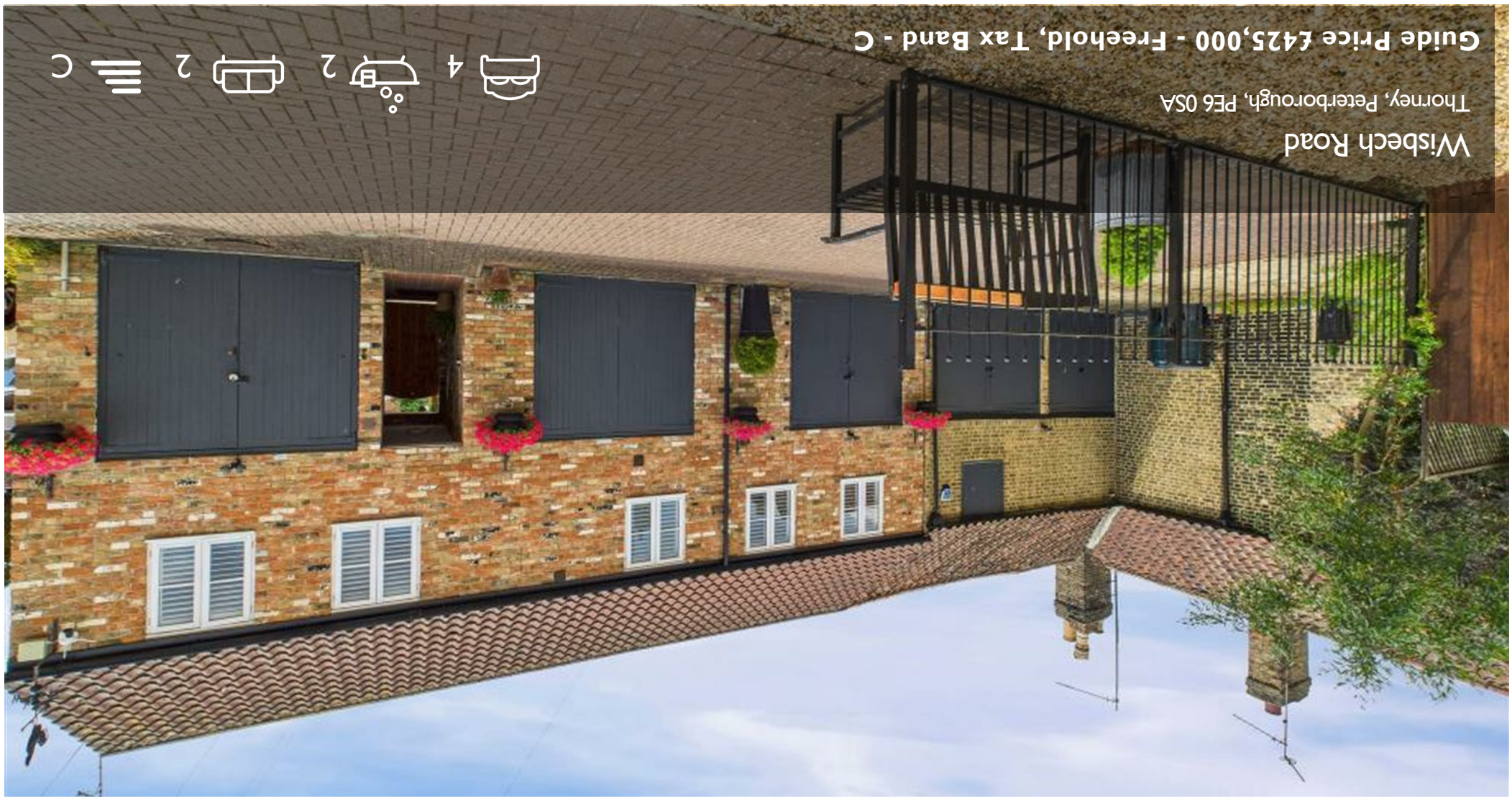


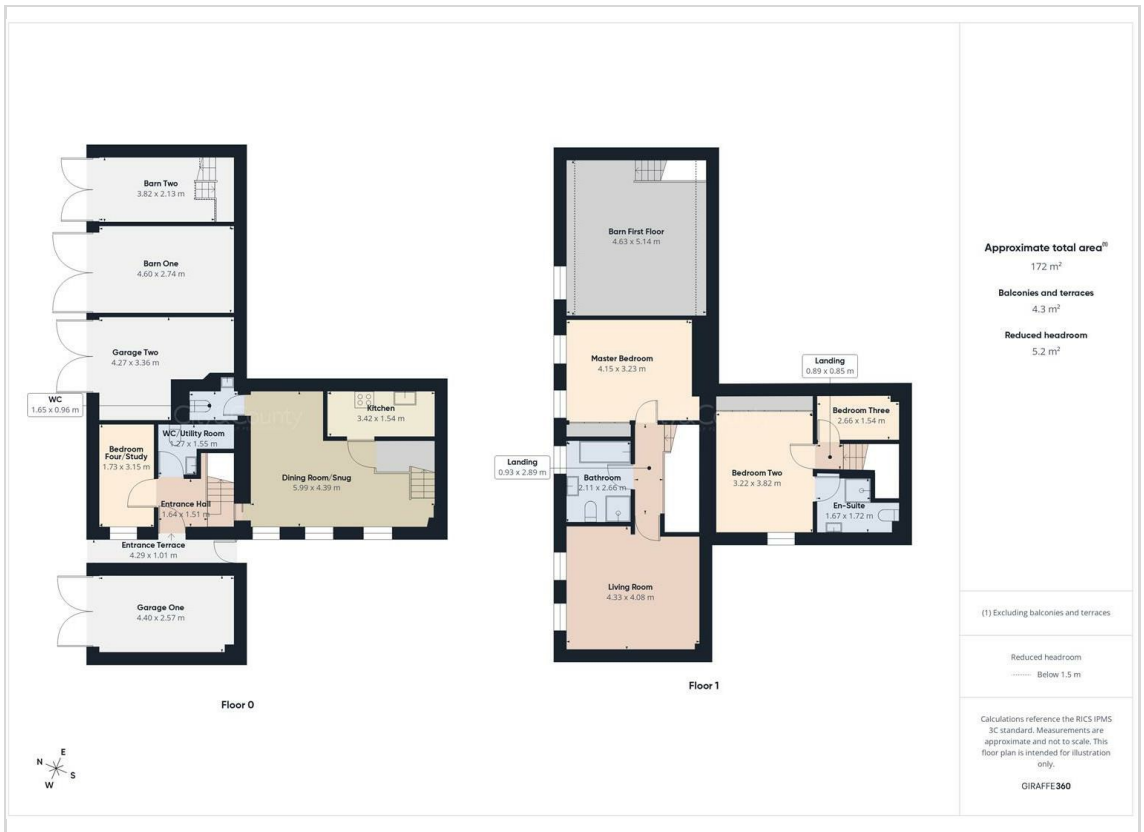
Wisbech Road

Thorney, Peterborough, PE6 0SA

Guide Price £425,000 - Freehold, Tax Band - C

4 2 2 C

Floor Plan



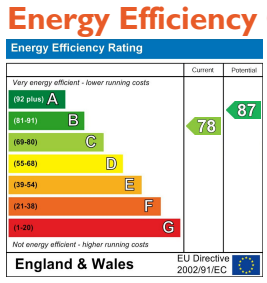
Area Map



Viewing

Please contact our City & County Estate Agents - Crowland Office on 01733 212305 if you wish to arrange a viewing appointment for this property or require further information.

Energy Efficiency Graph



Disclaimer Important Notice: In accordance with the Property Misdescriptions Act (1991) we have prepared these Sales Particulars as a general guide to give a broad description of the property. They are not intended to constitute part of an offer or contract. We have not carried out a structural survey and the services, appliances and specific fittings have not been tested. Neither has the Agent checked legal documentation to verify the legal status of the property or the validity of any guarantee. All photographs, measurements, floorplans and distances referred to are given as a guide only and should not be relied upon for the purchase of carpets or any other fixtures or fittings. Lease details, service charges and ground rent (where applicable) are given as a guide only and should be checked and confirmed by your solicitor prior to exchange of contracts. Please note, if the property is being purchased as buy to let, you should consider whether selective licencing is applicable.

A non-refundable purchaser administration fee will be payable by the successful buyer to cover AML checks, identity verification, and proof of funds validation, with full details provided upon offer acceptance.

Wisbech Road

Thorney, Peterborough, PE6 0SA

Nestled on Wisbech Road in the charming village of Thorney, Peterborough, this detached house presents a remarkable opportunity for those seeking a unique and spacious family home. Originally two cottages, this property has been thoughtfully combined to create a bespoke accommodation that retains its character while offering modern comforts.

Charming village cottage with style, character & exceptional development potential. This beautifully presented village cottage blends period charm with modern living, offering a spacious and versatile layout alongside a substantial two-storey barn with tremendous scope for further development (subject to the necessary planning consents). At the heart of the home is a welcoming dining/snug area, ideal for family gatherings, which flows seamlessly through an archway into a sleek high-gloss kitchen, thoughtfully designed to combine style and practicality. The ground floor also features a bright entrance hall, a cloakroom/utility area, and a flexible room that can serve as a bedroom or study. Upstairs, a galleried landing leads to a beautifully appointed living room, a luxurious family bathroom, and a double bedroom with a striking vaulted ceiling and bespoke fitted wardrobes. A second staircase provides access to a further landing, serving two additional bedrooms—one a generous double with a stylish en-suite shower room, perfect for guests or extended family. Externally, the property is equally impressive. A private south-east facing courtyard patio offers an ideal setting for alfresco dining and relaxation. The main dwelling benefits from two garages (one with a false door), ample off-road parking for up to six vehicles, and, most notably, a substantial separate two-storey barn. This impressive structure presents outstanding potential for conversion into an annexe, home office, or even a separate dwelling (subject to planning permission), making it a rare and valuable addition. Overall, this exceptional home delivers a unique combination of character, space, and future potential, all set within a highly desirable village location.

Entrance Terrace
4.29 x 1.01 (14'0" x 3'3")

Entrance Hall
1.64 x 1.51 (5'4" x 4'11")

Bedroom Four/Study
1.73 x 3.15 (5'8" x 10'4")

WC/Utility Room
1.27 x 1.55 (4'1" x 5'1")

Dining Room/Snug
5.99 x 4.39 (19'7" x 14'4")

WC
1.65 x 0.96 (5'4" x 3'1")

Kitchen
3.42 x 1.54 (11'2" x 5'0")

Landing
0.93 x 2.89 (3'0" x 9'5")

Living Room
4.33 x 4.08 (14'2" x 13'4")

Bathroom
2.11 x 2.66 (6'11" x 8'8")

Master Bedroom
4.15 x 3.32 (13'7" x 10'10")

Landing
0.89 x 0.85 (2'11" x 2'9")

Bedroom Two
3.22 x 3.82 (10'6" x 12'6")

En-Suite To Bedroom Two
1.67 x 1.72 (5'5" x 5'7")



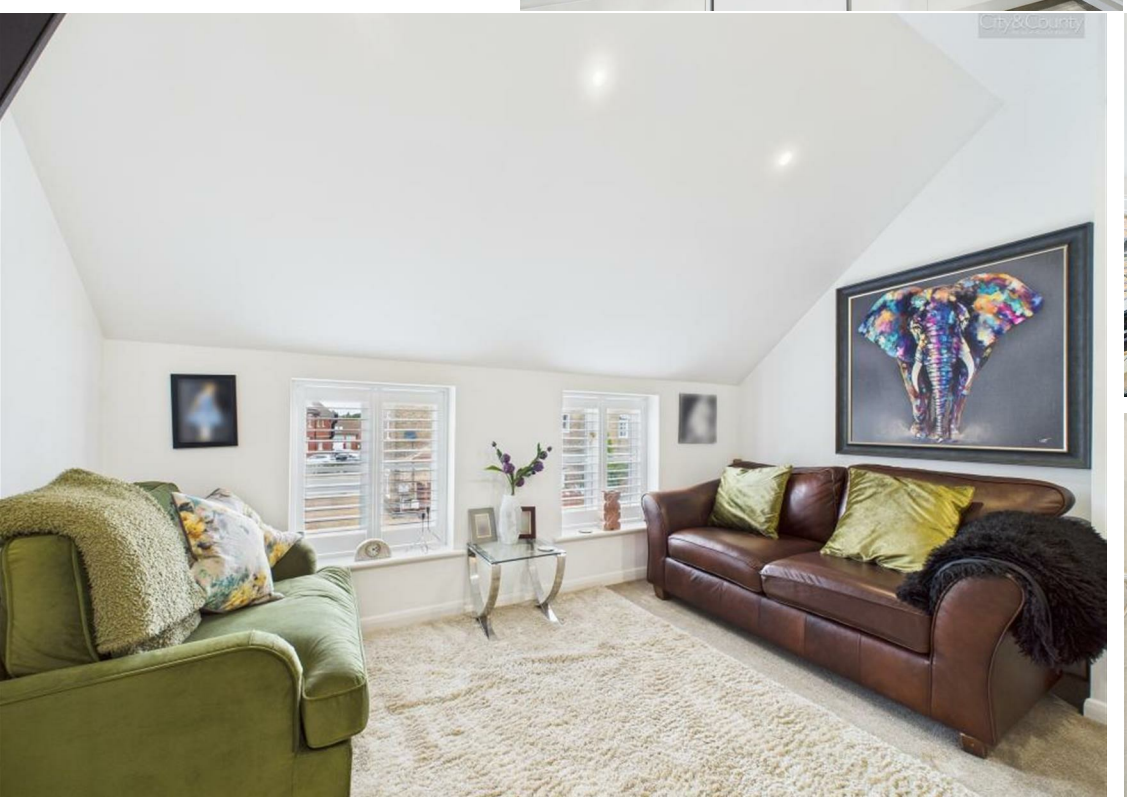










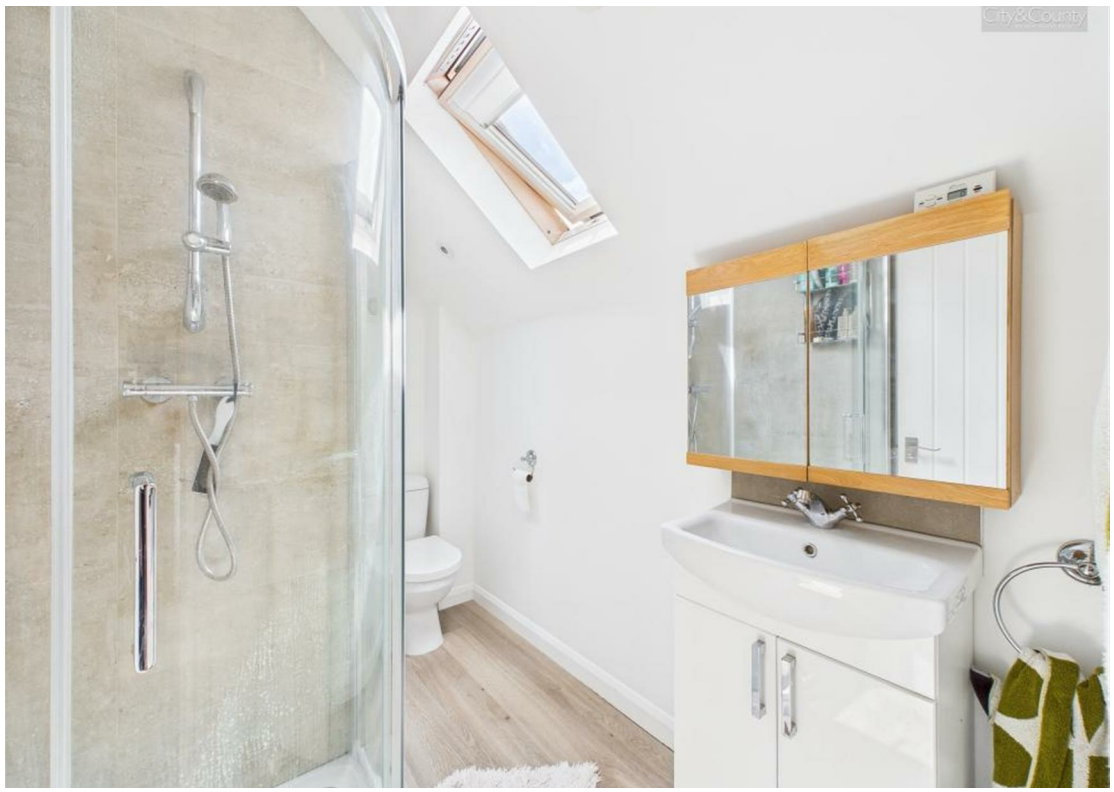












Bedroom Three
2.66 x 1.54 (8'8" x 5'0")

Garage One
4.40 x 2.57 (14'5" x 8'5")

Garage Two
4.27 x 3.36 (14'0" x 11'0")

Barn One
4.60 x 2.74 (15'1" x 8'11")

Barn Two
3.82 x 2.13 (12'6" x 6'11")

Barn First Floor
4.63 x 5.14 (15'2" x 16'10")

EPC - C
78/87

Tenure - Freehold

IMPORTANT LEGAL INFORMATION
Construction: Standard
Accessibility / Adaptations: None
Building safety: No
Known planning considerations: None
Flooded in the last 5 years: No
Sources of flooding: n/a
Flood defences: No
Coastal erosion: No
On a coalfield: No
Impacted by the effect of other mining activity: No
Conservation area: Yes
Lease restrictions: No
Listed building: No
Permitted development: No
Holiday home rental: No
Restrictive covenant: No
Business from property NOT allowed: No
Property subletting: No
Tree preservation order: No
Other: No
Right of way public: Yes
Right of way private: Yes
Registered easements: No
Shared driveway: Yes
Third party loft access: No
Third party drain access: No
Other: No
Parking: Garage x 4, Off Streeet Parking
Solar Panels: No
Water: Mains
Electricity: Mains Supply
Sewerage: Mains
Heating: Gas Mains
Internet connection: Fixed Wireless
Internet Speed: up to 80Mbps
Mobile Coverage: EE - Great, O2 - Excellent, Three - Great, Vodafone - Great

Disclaimer: If you are considering purchasing this property as a Buy-to-Let investment, please be advised that certain areas may be subject to Selective Licensing schemes. Prospective purchasers are strongly advised to carry out their own due diligence to ensure compliance with any applicable licensing requirements, including any associated fees or obligations.

All information is provided without warranty.
The information contained is intended to help you decide whether the property is suitable for you. You should verify any answers which are important to you with your property lawyer or surveyor or ask for quotes from the appropriate trade experts: builder, plumber, electrician, damp, and timber expert.