



Kennedy
&co.

Sun House, Sun Street

Potton

SG19 2LR

Asking Price Of £600,000

- Grade II Listed Character Home
- Located Just off Potton Market Square
- Three Principal Reception Rooms
- Four Double Bedrooms
- Modern Shower Room & Family Bathroom
- 100ft Rear Garden
- Secure Gated Off Road Parking
- Detached Garage with Eaves Storage



Stunning Grade II listed character home, located just off the historic market square. Reputed to be the oldest building in Potton dating back to the 1600's. Originally a former public house the 'Sun Inn' after which the street takes its name. Having been completely renovated in the 1980's the property offers a blend of old style charm and character with a modern twist. This large family home benefits from three reception rooms, four double bedrooms, re-fitted shower room 2021 & bathroom 2022, a rear garden of approximately 100ft, secure gated off road parking & detached garage.

This fabulous family home has been well maintained by the previous owner & was last redecorated externally in 2022.

Potton is a small historic town with a variety of shops located around the central Market Square. There are doctors, dentist, library, local lower and middle schools and public houses and restaurants serving food, supermarket, convenience stores and local traders, along with a welcoming and active community. Nearby Sandy and Biggleswade both have fast rail services with London Kings Cross 45 minutes away, and the A1, M11 and A14 are within easy reach. Potton is on the

borders of Cambridgeshire making it ideal for commuters but retaining the village feeling, yet only 20 miles from the historic and vibrant city of Cambridge.

Oak entrance door opening into:

RECEPTION HALLWAY

Window to the front aspect, dog leg staircase rising to the first floor, feature Inglenook fireplace with large bressummer beam, housing a multi fuel stove on a raised tiled hearth, exposed wall and ceiling beams, radiator, door to cellar, doorways to all principal ground floor rooms.

FORMAL SITTING ROOM

18' 4" x 15' 8" (5.59m x 4.78m) Bay window to the front aspect, feature exposed brick fireplace and hearth, exposed wall and ceiling beams, twin radiators, window and multi pane double doors opening into Orangery.

FORMAL DINING ROOM

18' 8" x 9' 3" (5.69m x 2.82m) Window to the front aspect, exposed wall and ceiling beams, radiator, doorway through to kitchen.

KITCHEN

19' 6" x 9' 9" (5.94m x 2.97m) Window to the rear aspect overlooking the garden, fitted range of base with matching glass fronted eye level units, plate rack, ample worksurface space, double bowl sink unit, plumbing for washing machine, space for under counter fridge, multi pane door to side lobby, further part glazed door to:

ORANGERY

16' 0" x 10' 8" (4.88m x 3.25m) Of timber and glass construction, vaulted double glazed roof, parquet flooring, exposed brick feature wall, multi pane windows and French doors opening to the rear garden.

SIDE LOBBY

Wooden door to driveway, latch door to:

CLOAKROOM

Window to the side aspect, fitted two piece suite comprising wall mounted wash hand basin and high level Wc, radiator.

CELLARS

Steps down from main reception hallway. Consisting of two rooms which would make ideal playrooms / offices.

ROOM ONE

14' 0" x 7' 9" (4.27m x 2.36m) Full height, radiator, water supply, door through to:

ROOM TWO

19' 3" x 9' 4" (5.87m x 2.84m) Slightly restricted head height.

FIRST FLOOR GALLERIED LANDING

Exposed wall and ceiling beams, large linen cupboard, radiator, step up to library / study area, doors off to all rooms

BEDROOM ONE

17' 2" x 9' 6" (5.23m x 2.9m) Window to the rear aspect overlooking the rear garden, twin radiators, loft access, three built in double wardrobes, door to Jack & Jill shower room.

BEDROOM TWO

11' 2" x 10' 0" (3.4m x 3.05m) Window to front aspect, exposed beams, radiator, door to Jack & Jill shower room.

JACK & JILL SHOWER ROOM

9' 7" x 7' 5" (2.92m x 2.26m) (accessed from bedrooms one and two) Re-fitted 2021. Window to the rear aspect, fitted three piece suite comprising low level Wc, vanity wash hand basin and enclosed fully tiled shower cubicle, tiling to all splash areas, exposed wall beams, radiator.

BEDROOM THREE

10' 3" x 9' 0" (3.12m x 2.74m) Window to the front aspect, exposed wall beams, radiator.

LIBRARY / STUDY AREA

9' 0" x 6' 8" (2.74m x 2.03m) Window to the rear aspect, book shelving, radiator, doors off to:

BEDROOM FOUR

14' 6" x 11' 1" (4.42m x 3.38m) Window to the front aspect, Victorian cast iron fireplace with surround, large storage cupboard, radiator

MODERN FAMILY BATHROOM

9' 0" x 8' 9" (2.74m x 2.67m) Re-fitted 2022. Window to the

rear aspect, fitted four piece suite comprising low level Wc, pedestal wash hand basin, free standing bath with shower attachment and walk in shower with drench shower head, tiling to all splash areas, radiator.

EXTERNALLY

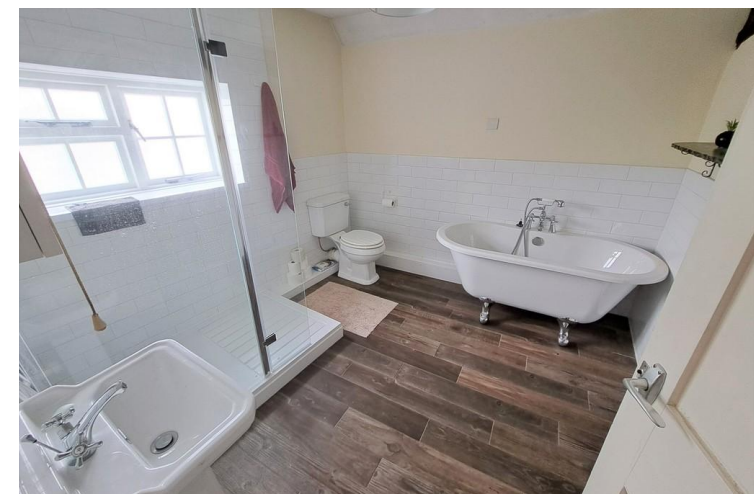
Two large wooden gates open up to the block paved driveway, providing a secure parking area, gated access to the rear garden.

DETACHED GARAGE

Detached single garage with power and light connected, eaves storage space, window to side aspect, personal door to the rear.

REAR GARDEN

100ft approximately in length, laid primarily to lawn with well stocked flower and shrub borders, various mature shrubs and fruit trees, large patio area to the rear of the property which creates an excellent outside entertaining area, brick built garden shed.





COUNCIL TAX BAND

Tax band

TENURE

Freehold

LOCAL AUTHORITY

Central Bedfordshire Council



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Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements.