



## Potton End

Eltisley, PE19 6TH

- Grade 11 listed thatched property
- Retaining original character
- Ground floor guest suite
- Four bedrooms

Asking Price Of £750,000

**Kennedy**  
&co.





A lovely Grade 11 listed home that has been greatly improved and extended over the years to provide a large and versatile family home but retains all of the original character of a thatched cottage.

The property provides three reception rooms within the oldest part of the house while the extension provides a guest ground floor suite with its own front door and essentially works well for elderly members of the family or someone requiring their own space.

The kitchen is impressive in size with high ceilings and electric Aga (not included in the asking price but available under separate negotiation).

On the ground floor there is another bedroom with en-suite with a further two bedrooms and extra space upstairs.

Outside there is a lovely large garden with fields on three sides. A summer house and a large workshop and parking for four plus vehicles complements this unique property situated in the lovely village of Eltisley giving easy access to Cambridge, St Neots and beyond.

## PARTICULARS

### FRONT GARDEN

Mature hedging and lawn area leading to:

Timber door into:

### DINING ROOM

13' 5" x 11' 8" (4.09m x 3.56m) Window to the front. Large open fire (currently not used). Timber beams. Large storage cupboard. Oak flooring. Cast iron free

standing radiator. Wall lights. From the dining room to an inner hallway with door to the garden and tiled floor. To the left from the dining room:

### LOUNGE

20' 4" x 13' 4" (6.2m x 4.06m) Window to the rear. Cast Iron radiator. Timber beams. Step down to open fire with brick surround, timber mantle and brick hearth. Window and door to the garden. Timber beams. Cast iron radiator. Wall lights. Door to the first floor. Door to the guest suite. Door through to:

### SNUG

14' 3" x 11' 8" (4.34m x 3.56m) Large inglenook with brick hearth and timber beam. (currently not in use). Dual aspect window to the front and side. Cast iron radiator, timber beams and wall lights

### GUEST SUITE

Timber door to the garden. Cast iron radiator. Tiled flooring. Fuse board. Door to:

### GUEST BEDROOM

10' 3" x 10' 7" (3.12m x 3.23m) Patio door to the garden and main patio area. Window to the side. Built in writing desk. Large cupboard housing the hot water cylinder tank. Radiator.

### BATHROOM

Bath with screen and shower over. Wash hand basin. W.C Tiled surround. Heated towel and radiator combination. Window to the garden. Extractor.

Recessed lighting. Tiled flooring.

### **KITCHEN**

17' 9" x 12' (5.41m x 3.66m) Impressive kitchen with ample oak fronted base and wall mounted units. Pantry cupboard. Rolled edge work tops. Electric Aga with Aga extractor. Stainless steel 1 + half sink with taps. Window to the garden. Tiled splash backs. Window onto the driveway. Large patio doors to the garden. Tiled flooring to match the hallway. Vaulted ceiling with twin velux . Down lights and extractor.

### **STUDY/BEDROOM**

10' 6" x 10' 3" (3.2m x 3.12m) Currently used as a study but can be a bedroom. Window to the front and side. Tiled flooring. Large built in shower. Down lighting.

### **CLOAKROOM/LAUNDRY ROOM**

W.C. Cupboard with wash hand basin and work top. Tiled surround. Built in cupboard. Plumbing for washer/dryer. Loft access. Down lights.

### **STAIRS TO FIRST FLOOR**

The stair case half way up. There is a large walk in storage cupboard. Window to the front and timber beams on the half landing.

### **LANDING**

This is a large space with two cast iron radiators. Exposed timbers. Loft access. Down lights. Window to the garden. Through to:

### **BEDROOM**

11' 1" x 14' 2" (3.38m x 4.32m) Window to the front. Timber beams. Cast iron radiator.

### **SHOWER ROOM**

Corner shower in tiled cubicle. W.C. Wash hand basin with cupboard under. Extractor fan. Radiator. Tiled floor.

### **TWO ROOMS CONNECTING**

#### **FIRST ROOM**

9' x 7' 6" (2.74m x 2.29m) Window to the rear. Cast iron radiator. Fitted cupboards.

#### **SECOND ROOM**

9' 1" x 7' 6" (2.77m x 2.29m) Window to the side. Exposed timbers.

### **OUTSIDE**

Large well maintained garden of mature trees approx 1/3 acre overlooking fields on three sides. Lawn and patio areas with area for BBQ. Summer house. Oil tank with storage cupboard to the side housing the boiler and wood store.

### **FORGE/WORKSHOP**

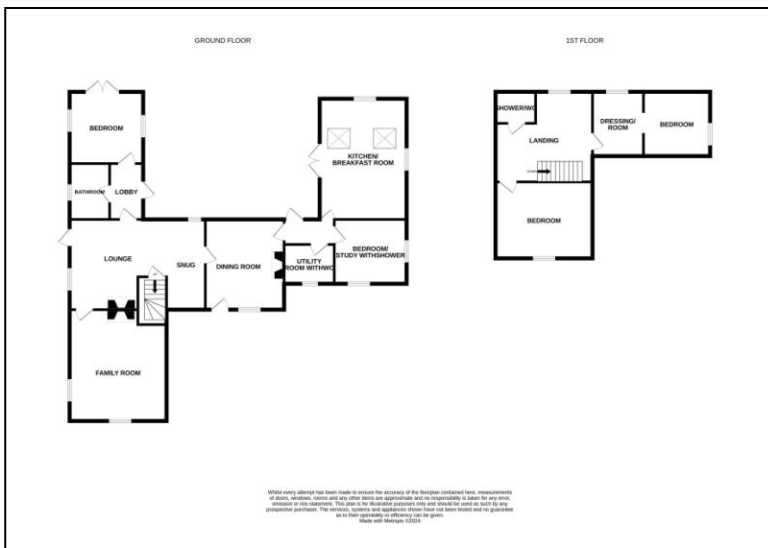
19' 3" x 10' (5.87m x 3.05m) Lined with new roof. Brick fire and brick floor. Power and lighting.

### **DRIVEWAY**

Ample parking for four plus vehicles







**COUNCIL TAX BAND**

Tax band F

**TENURE**

Freehold

**LOCAL AUTHORITY**

South Cambridgeshire District 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