



# RIVERSIDE COTTAGE

STIBBINGTON



## WELCOME HOME

Inside, earthy-toned, terracotta tiles extend underfoot in the spacious entrance hallway, where inset spotlighting shines down and windows look out over the front. A broad and well-proportioned room, it could serve as a dining hall or study should you wish.

Glazed Douglas Fir double doors open to the left, drawing daylight through into a snug, where a corner of solid wood, floor to ceiling shelves are handy for all your books and bookkeeping needs. An electric, wood-effect stove warms those winter days, with a desk ideally situated beneath a window to the front, recessed into an alcove beside the chimney breast.



Idyllic views, a tranquil setting, peace and privacy, alongside the soothing sound of running water: welcome to Riverside Cottage in Stibbington, formerly three workers' cottages, now a four bedroom home ready to welcome its next custodians.

Birdsong greets you upon arrival at Riverside Cottage, alongside the refreshing rushing of the River Nene, unseen from the front. Park up on the driveway to the side of the home and make your way through the pedestrian gated entrance, where a pathway leads through the pretty, lawned garden to the front door.





## COUNTRY COMFORT

Across the entrance hallway to the right, matching double doors open to the sitting room, where light streams in from the front and a fireplace is the perfect home for a stove to infuse the room with cheery warmth once the nights draw in. Deep windows highlight the solidity of the walls, as they draw in light and frame leafy views to the front.

Stepping down from the sitting room, the office sits to the rear, part of extension work undertaken to the home. French doors frame verdant views, where the emerald green of the lawn meets with the blue-green hue of the flowing river to the rear.

Returning to the entrance hallway, ahead of the front door a wooden door opens to the open plan kitchen diner: the heart of the home.



## PRACTICAL PLACES

Timeless solid wood cabinetry, topped with granite worktops, runs from left to right, providing plenty of storage, and accommodating a range of fitted appliances including fridge, freezer and dishwasher. There is also a sizeable Range-style cooker, fuelled by bottled gas. Discover a treasure trove of features, including a walk-in pantry brimming with shelving, and hanging space for utensils and pans. There is also a handy cloakroom off the kitchen.

Preserving the pretty river views, the kitchen opens up at two points to the rear, stepping down to a laundry room extension, currently housing a drinks fridge and freestanding freezer alongside plumbing for a washer-dryer. With storage space for dog leads and shoes and access through glazed doors to the garden, it makes for an excellent boot room entrance when returning from walks.

## SAVOUR THE VIEW

Step down from the kitchen to the dining room, where built-in seating forms a sociable horseshoe, and doors offer direct access out to the garden for summer barbecues on sizzling hot afternoons.



# SWEET DREAMS

Wood-panelled stairs lead up from the kitchen to the landing, where four bedrooms provide sanctuary for all the family.

Turning left, the principal suite is spacious and bright, with windows drawing in light from the front and rear. Wake up to picturesque views out over the river, and keep your eyes peeled for a plethora of wildlife. Storage is plentiful, with fitted wardrobes and drawers hugging the gentle slope of the roofline.

Opening up from the bedroom, the wet room en suite features a rainfall shower, vanity unit wash basin and plenty of storage.

Along the landing, three additional bedrooms await: two doubles brimming with fitted storage to the front and a fourth bedroom, currently housing a single bed overlooking the river to the rear.

Serving all three guest bedrooms is a luxurious family bathroom, with wooden flooring underfoot, fully tiled to the walls and featuring a bathtub and separate shower.





## RIVERSIDE RETREAT

With ample opportunity to admire the views, several terraced areas feature in the garden; the perfect place to dine al fresco beside the soothing sounds of the running river. Peaceful and private, mature trees to the boundary provide shelter and shade, with a resplendent weeping willow embellishing the riverbank.

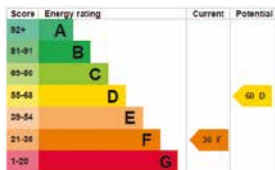
A gravel and paved path leads down to the lower garden and private jetty, where views extend over the fields to the rear. A truly idyllic spot, mess about on the river, soak up views that extend over the fields, and on very special occasions, you might catch a glimpse of the steam train puffing by in the distance.



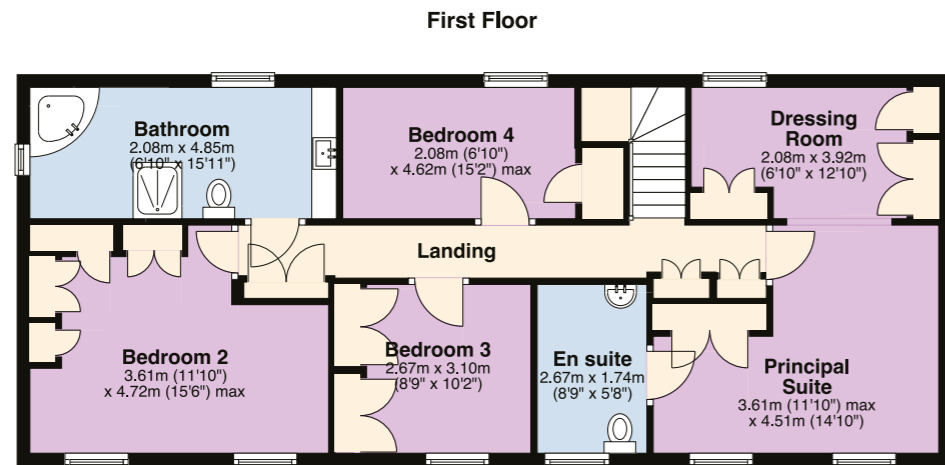
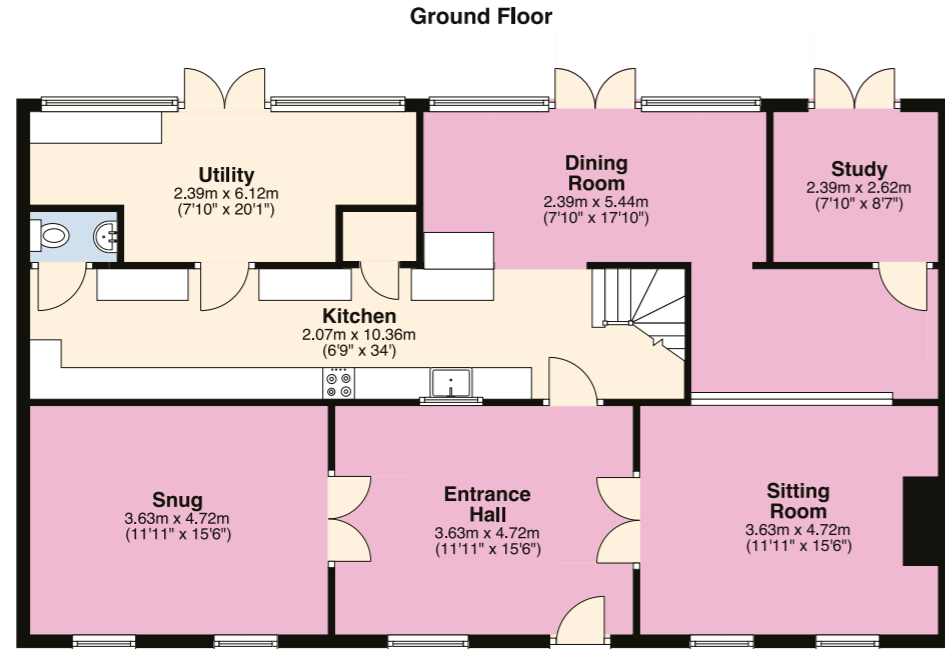
## THE FINER DETAILS

Freehold  
 Detached  
 Constructed c.1850  
 Unlisted  
 Plot approx. 0.15 acre  
 LPG central heating  
 Mains electricity, water and sewage  
 Huntingdonshire District Council,  
 tax band F  
 EPC rating F  
 Mooring & fishing rights

Ground Floor: approx. 119.2 sq. metres  
 (1283.1 sq. feet)  
 First Floor: approx. 83.7 sq. metres  
 (900.6 sq. feet)  
 Total area: approx. 202.9 sq. metres  
 (2183.7 sq. feet)



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## RIVERBANK LIVING

Home to the Nene Valley Railway and Museum, the enigmatic puff of steam seen from Riverside Cottage is a sure sign that one of their locomotive services is making a special journey along the tracks.

Running such events as the Night Main Pie and Postal Express, Murder on the Railway (a murder mystery night), and the endearing family-oriented 'Teddy Express', Wansford Station even has its own station café and gift shop, alongside a miniature railway.

Rural, but by no means remote, there is so much to see and do close by, with Adventure Nene Ltd. Watersports Centre offering open water swimming and raft building alongside other activities, just a few minutes down the road.

Dust off your nine-iron and bring your A-game to the fairways of Elton Furze Golf Club, also just a drive away. Ferry Meadows in Nene Park is also close by, for walks, horse riding and other adventures amidst the meadows, woodlands and lakes.

A selection of schools pin wheel off from Stibbington, accessible within ten minutes in all directions – Stamford Endowed Schools caters for children from 2 to 18 years old, while Oundle School is a 20 minute drive away.

Within easy access of the A1 and nestled on the cusp of both Wansford and Peterborough, Riverside Cottage is perfectly poised for commuters craving a taste of countryside calm, whilst retaining convenient city connections.

## LOCAL DISTANCES

**Stamford** 7 miles (11 minutes)  
**Peterborough** 10 miles (16 minutes)  
**Oundle** 13 miles (20 minutes)  
**Oakham** 18 miles (23 minutes)  
**Grantham** 29 miles (34 minutes)



Riverside Cottage, Old Great North Road, Stibbington, Cambridgeshire PE8 6LR



To view please call the team on  
01780 437360 | [team@pelhamjames.co.uk](mailto:team@pelhamjames.co.uk) | [pelhamjames.co.uk](http://pelhamjames.co.uk)

