



The Baker's Cottage West Street, Kings Cliffe, Northamptonshire, PE8 6XA

Energy Efficiency Rating	
Current	Potential
Very energy efficient - lower running costs	
(92 plus) A	
(81-91) B	
(69-80) C	
(55-68) D	
(39-54) E	
(21-38) F	
(1-20) G	
	70
	45
Not energy efficient - higher running costs	
England & Wales	
EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating	
Current	Potential
Very environmentally friendly - lower CO ₂ emissions	
(92 plus) A	
(81-91) B	
(69-80) C	
(55-68) D	
(39-54) E	
(21-38) F	
(1-20) G	
Not environmentally friendly - higher CO ₂ emissions	
England & Wales	
EU Directive 2002/91/EC	

Set in the heart of the village, this character Grade II Listed cottage comes with a wealth of original features, exposed stone walls and deceptively spacious accommodation. There are three double bedrooms, two further rooms on first floor as well as three reception rooms on the ground floor and a breakfast kitchen.

Accommodation comprises: - Entrance hall, sitting room, dining room, breakfast kitchen, conservatory, cellar, landing, three bedrooms, mezzanine area, study/utility room with limited height access.

To the rear is a lawn garden and gated gravel driveway that is accessed from Wood Rd. The property is offered with NO CHAIN.

Originally the cottage was home to the village baker for over 200 years.

Offers in excess of £299,995 Leasehold

The particulars are set out as a general outline only for the guidance of intended purchasers or lessees, and do not constitute, any part of a contract. Nothing in these particulars shall be deemed to be a statement that the property is in good structural condition or otherwise nor that any of the services, appliances, equipment or facilities are in good working order. Purchasers should satisfy themselves of this prior to purchasing.

- Wealth of character features
- Three double bedrooms
- Grade II Listed
- Driveway to the rear
- Easy access to A1, Peterborough & local countryside

- Heart of the village location
- Three reception rooms & two additional room on the first floor
- Collyweston Slate Roof
- Lawn rear garden
- NO CHAIN



ACCOMMODATION:

Entrance Hall

Sitting Room
5.59m max x 3.89m max (18'4 max x 12'9 max)

Dining Room
4.88m x 2.90m max (16' x 9'6 max)

Kitchen Breakfast Room
4.88m x 3.89m (16' x 12'9)

Conservatory
4.39m x 2.36m (14'5 x 7'9)

Landing

Mezzanine Area/Study
5.38m x 2.84m (17'8 x 9'4)

Master Bedroom
5.23m x 3.40m (17'2 x 11'2)

Bedroom Two
3.86m x 3.40m (12'8 x 11'2)

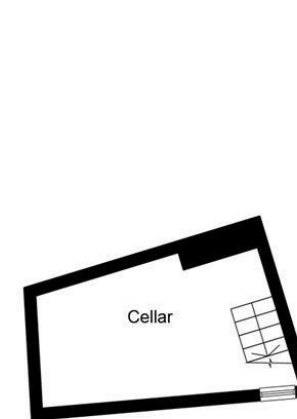
Bedroom Three
3.99m x 3.05m (13'1 x 10')

Office/Utility
3.51m max x 2.87m (11'6 max x 9'5)

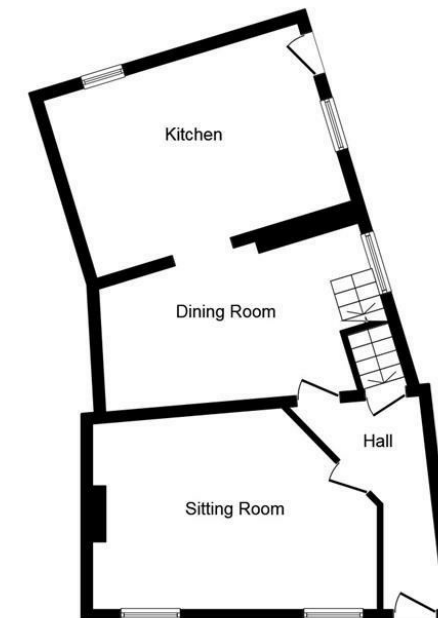
Family Bathroom
3.28m x 2.74m (10'9 x 9')

Cellar
4.83m x 3.15m (15'10 x 10'4)

FLOOR PLAN:



Cellar



Ground Floor



First Floor

This plan is for illustration purposes only and may not be representative of the property. Plan not to scale.