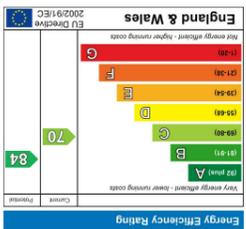


Disclaimer Important Notice: In accordance with the Property Misdescriptions Act (1991) we have prepared these Sales Particulars as a general guide to give a broad description of the property. They are not intended to constitute part of an offer or contract. We have not carried out a structural survey 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 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 LICENSING IS APPLICABLE. YOU MAY FIND THE FOLLOWING LINK USEFUL - <https://www.peterborough.gov.uk/residents/housing/selective-licensing/selective-licensing-areas/>



Energy Efficiency Rating



Area Map



Floor Plan

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.

Viewing



West Street

Crowland, Peterborough, PE6 0ED

£369,500 - Freehold , Tax Band - B



West Street

Crowland, Peterborough, PE6 0ED

Situated in the heart of the historic market town of Crowland, this beautifully presented four-bedroom cottage is offered in true turn-key condition. The property combines restored character features with extensive modernisation throughout, creating a superb balance of period charm and modern comfort. Offering three reception rooms, versatile living space, and an attractive private cottage garden with outbuilding, the home has also benefited from important structural works carried out by the current owners. A comprehensive list of improvements is available on request. Viewing is highly recommended to appreciate the space, character, and setting of this exceptional home.

This spacious and beautifully presented cottage has been extensively modernised throughout while carefully preserving many restored character features, and is offered to the market in true turn-key condition. The property provides generous and versatile accommodation including four bedrooms and three reception rooms, all maintained to an exceptionally high standard.

Situated in the heart of the historic market town of Crowland, the cottage enjoys a delightful position overlooking a green area synonymous with the town. The property is offered for sale only due to relocation, with the current owners having undertaken important structural maintenance and significant improvements during their ownership. A comprehensive list of works and upgrades carried out is available upon request. Constructed in attractive stone and brick, this charming period home offers characterful and comfortable accommodation with further potential for sympathetic alterations to enhance the already generous living space. The immaculately presented accommodation briefly comprises an entrance lobby with convenient WC cloakroom. The breakfast room leads through to a fitted kitchen enjoying views over the rear and side gardens. There is a welcoming Lounge, a generously proportioned dining room, and a study leading to what is currently a store room, which offers excellent potential for conversion into a bright sun room. To the first floor, the landing provides two storage cupboards and leads to the principal bedroom with built-in wardrobes, along with three further bedrooms. The property also benefits from an attractive four-piece bath and shower room, with potential for an en-suite to be created from bedroom three. Externally, the property enjoys a charming cottage garden, fully enclosed and offering a high degree of privacy. Predominantly laid to lawn, the garden also includes a useful outbuilding with potential for conversion into a studio, garden room or home office. Viewing is highly recommended to fully appreciate the space, character and quality of accommodation offered by this exceptional period home in such a desirable historic setting.

Entrance Hall
1.40 x 1.78 (4'7" x 5'10")

WC
1.03 x 2.43 (3'4" x 7'11")

Kitchen/Breakfast Room
3.60 x 7.63 (11'9" x 25'0")

Lounge
3.73 x 3.74 (12'2" x 12'3")

Dining Room
4.43 x 3.61 (14'6" x 11'10")

Study
3.35 x 2.19 (10'11" x 7'2")

Storage Room
2.55 x 2.34 (8'4" x 7'8")

Landing
1.75 x 2.37 (5'8" x 7'9")

Hallway
0.97 x 1.47 (3'2" x 4'9")



Master Bedroom
3.85 x 3.64 (12'7" x 11'11")

Bedroom Two
3.66 x 3.30 (12'0" x 10'9")

Bathroom
1.75 x 3.37 (5'8" x 11'0")

Bedroom Three
3.64 x 3.80 (11'11" x 12'5")

Dressing Room To Bedroom Three
1.20 x 2.63 (3'11" x 8'7")

Bedroom Four
3.38 x 2.20 (11'1" x 7'2")

EPC - C
70/84

Tenure - Freehold

IMPORTANT LEGAL INFORMATION

- Construction: Standard
- Accessibility / Adaptations: Wide Doorways
- 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: No
- 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: No
- Right of way private: Yes
- Registered easements: No
- Shared driveway: No
- Third party loft access: No
- Third party drain access: No
- Other: No
- Parking: Street Parking - Permit NOT Required
- 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 - Great, Three - Excellent, 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.

DRAFT DETAILS AWAITING VENDOR APPROVAL

