

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 guarantees. 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 any 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. A non-refundable purchaser administration fee will be payable by the successful buyer to cover AML checks, identity verification, and proof of funds validation, with full details provided upon offer acceptance.

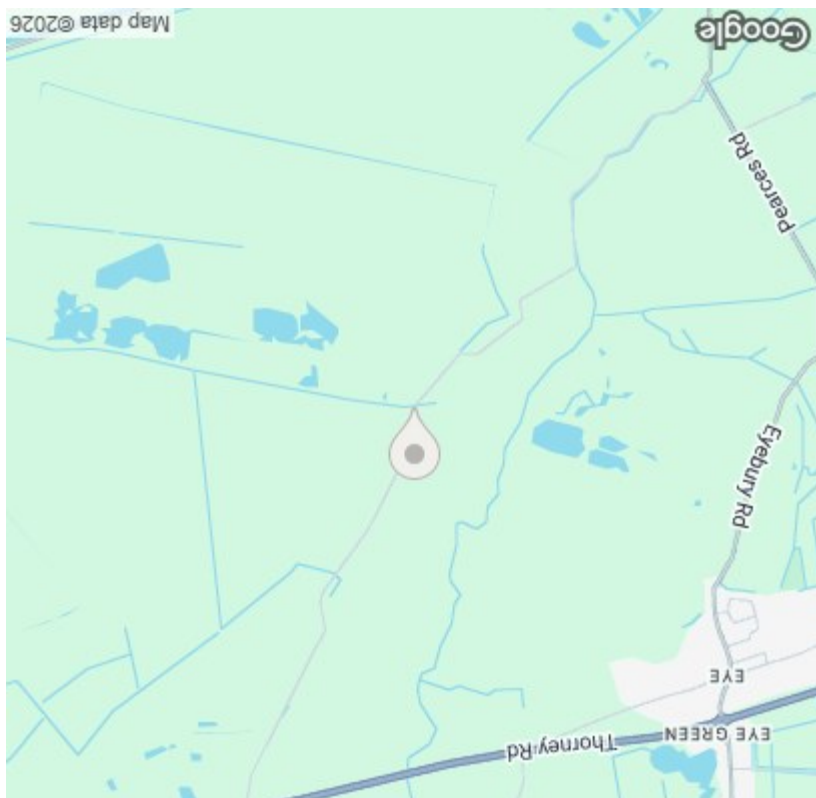
Please contact our City & County Estate Agents - Crowland Office on 01733 212305 if you wish to arrange a viewing appointment for this property or require further information.

**Viewing**

Energy Efficiency Rating	
Class	Band
Very energy efficient - lower running costs	A
127-151 kWh/m <sup>2</sup>	B
101-126 kWh/m <sup>2</sup>	C
75-100 kWh/m <sup>2</sup>	D
50-74 kWh/m <sup>2</sup>	E
25-49 kWh/m <sup>2</sup>	F
1-24 kWh/m <sup>2</sup>	G

EU Directive 2002/91/EC  
The energy indicator - higher energy costs

**Energy Efficiency Graph**



**Area Map**



**Floor Plan**



**Willow Hall Lane**  
Thorney, Peterborough, PE6 0QN

**Offers In Excess Of £200,000 - Freehold , Tax Band - B**

5 1 2

# Willow Hall Lane

Thorney, Peterborough, PE6 0QN

A rare opportunity to acquire a heavily extended semi-detached farm cottage occupying a substantial plot in a peaceful and secluded rural position on the outskirts of Peterborough, within the Parish of Thorney. Offering spacious and versatile accommodation across two floors, the property boasts five bedrooms, generous reception space, mature gardens, extensive parking, and a large detached workshop with power and lighting. While requiring some cosmetic updating, the home offers fantastic scope to add value and further extend, subject to planning permission. Offered for sale with no forward chain.

Situated in a peaceful and secluded position along Willow Hall Lane, on the outskirts of Peterborough and within the Parish of Thorney, this heavily extended semi-detached farm cottage presents a rare opportunity to acquire a characterful home occupying a substantial plot with enormous potential. Offered for sale with no forward chain and with best offers in excess of £200,000 invited, the property combines generous living accommodation, extensive outside space, and exciting scope for further enhancement. Approached via a spacious frontage providing parking for numerous vehicles, the property enjoys a mature and established setting, ideal for buyers seeking countryside surroundings whilst remaining conveniently accessible to Peterborough and the surrounding villages. The accommodation begins with an entrance hallway which provides access into the principal ground floor rooms and immediately gives a sense of the space on offer throughout the home. To the front of the property sits a substantial living room, a bright and versatile reception space with ample room for a range of furnishings, making it ideal for both relaxing and entertaining. Flowing through the property, the dining room offers an excellent central family space with direct access to the kitchen, creating a practical layout for everyday living. The kitchen itself is well proportioned and enjoys views over the surrounding grounds, while an adjoining hallway leads through to a useful utility room providing additional storage and laundry space. The ground floor further benefits from a separate shower room and additional WC, enhancing practicality for larger households and visiting guests. To the first floor, the landing leads to five separate bedrooms, offering highly flexible accommodation for growing families, home working, or guest use. The master bedroom is a particularly generous double room, while the remaining bedrooms vary in size and could equally serve as office space, hobby rooms, or dressing areas depending on individual requirements. Externally, the property truly comes into its own, occupying a very generous plot with mature gardens and extensive outdoor space, offering exceptional potential for those looking to create a bespoke countryside home. While the property would benefit from a degree of cosmetic updating, it provides fantastic scope to add significant value and even extend further, subject to the necessary planning permissions. A major feature of the property is the substantial detached workshop located within the grounds, large enough to accommodate several vehicles and benefiting from power, lighting, and a security system, making it ideal for car enthusiasts, tradespeople, storage, or potential business use. Properties in such peaceful rural positions, offering this level of space, versatility, and future potential, are rarely available at this price point, and early viewing is highly recommended to fully appreciate the opportunity on offer.

- Entrance Hall**  
1.08 x 6.31 (3'6" x 20'8")
- Living Room**  
3.48 x 6.32 (11'5" x 20'8")



- Hallway**  
2.37 x 1.11 (7'9" x 3'7")
- WC**  
0.82 x 1.66 (2'8" x 5'5")
- Shower Room**  
1.45 x 1.67 (4'9" x 5'5")
- Dining Room**  
5.03 x 3.37 (16'6" x 11'0")
- Kitchen**  
3.53 x 2.87 (11'6" x 9'4")
- Hallway**  
1.07 x 1.94 (3'6" x 6'4")
- Coal Shed**  
0.83 x 1.55 (2'8" x 5'1")
- Utility Room**  
1.98 x 2.26 (6'5" x 7'4")
- Landing**  
1.29 x 3.13 (4'2" x 10'3")
- Master Bedroom**  
4.73 x 3.11 (15'6" x 10'2")
- Bedroom Two**  
4.01 x 3.37 (13'1" x 11'0")
- Bedroom Three**  
3.51 x 3.11 (9'10", 16'7" x 10'2")
- Bedroom Four**  
3.54 x 2.90 (11'7" x 9'6")
- Bedroom Five**  
2.38 x 2.89 (7'9" x 9'5")
- Workshop**  
6.25 x 12.00 (20'6" x 39'4")
- EPC - Awaiting**
- Tenure - Freehold**

**DISCLAIMER:**  
Please note that we have been unable to obtain all material information relating to this property, as we have been instructed to market the property by a corporate client rather than dealing directly with the owner. Prospective purchasers are therefore advised to make and rely upon their own enquiries and to discuss any specific points or concerns further with their solicitor or conveyancer prior to proceeding.

**DRAFT DETAILS AWAITING VENDOR APPROVAL**

