



**Cottage, 5 Home farm cottage, Thornhaugh**  
, Cambridgeshire, PE8 6NL



## Cottage, 5 Home farm cottage, Thornhaugh, Cambridgeshire, PE8 6NL

Location, location, location. Tucked away in this lovely hamlet is this gorgeous 100 year old cottage which has been lovingly renovated and extended to a very high level. This stunning stone cottage features many characteristics, an amazing open plan kitchen breakfast/Garden room, three further reception rooms, two bathrooms, a beautiful private wrap around garden, ample off road parking and a detached triple garage.

The lovely home is arranged over two floors, entering via the entrance hall with original wooden flooring and stairs leading to the first floor. To one side of the entrance hall is the cosy snug carrying on the original wooden flooring, a stunning feature fireplace and an opening leading into the extended living room boasting an abundance of natural light and French doors which open out onto the patio. To the other side of the entrance hall is the dining room, again with the original wooden flooring, feature wood burner and a handy study/storage cupboard under the stairs. Continuing past the dining room through a glass stained door is a separate hallway with stone wall features, Stamford stone flooring and American barn style doors creating access for the utility room and separate cloakroom. Completing downstairs is the impressive open plan kitchen breakfast/Garden room featuring an array of handmade bespoke kitchen units, granite worktops, integrated appliances such as wine cooler, dishwasher, quooker tap, original Belfast sink, large 241cm-141cm breakfast bar, beautiful 2.3m2 sky lantern, under floor heating and bi folding doors.

To the first floor, the landing connects three well proportioned double bedrooms and a family sized three piece bathroom with freestanding copper bath. Two of the bedrooms feature built in wardrobes and feature fireplaces. The master bedroom benefits from a Juliet balcony and its own three piece en suite. Both bathrooms feature Neptune designed washstands.





**Entrance Hall**

3'11 x 3'7 (1.19m x 1.09m)

**Living Room**

16'3 x 13'8 (4.95m x 4.17m)

**Snug**

16'3 x 9'7 (4.95m x 2.92m)

**Dining Room**

16'3 x 11'7 (4.95m x 3.53m)

**Study/Storage**

6'8 x 3'8 (2.03m x 1.12m)

**Hallway**

12'10 x 5'2 (3.91m x 1.57m)

**Cloakroom**

7'3 x 4'2 (2.21m x 1.27m)

**Utility Room**

7'3 x 7'2 (2.21m x 2.18m)

**Kitchen/Garden Room**

25'7 x 12'7 (7.80m x 3.84m)

**Landing**

17'1 narrowing to 13'3 x 6'9 narrowing to 4 (5.21m narrowing to 4.04m x 2.06m narrowing to 1.22)

**Master Bedroom**

12'11 x 12'7 (3.94m x 3.84m)

**En-Suite**

8'4 x 4'8 (2.54m x 1.42m)

**Bathroom**

8'4 x 8 (2.54m x 2.44m)

**Bedroom Two**

16'3 x 12'5 (4.95m x 3.78m)

**Bedroom Three**

16'3 x 9'8 (4.95m x 2.95m)

**Triple Garage**

27'11 x 19'5 (8.51m x 5.92m)

**Outside**

Outside, the front of the property is fully enclosed and private thanks to a large maintained hedge row. An archway through the hedge row and an inset footpath leads to the front door, accompanied on both sides by the front garden, mainly lawn but features mature shrubbery and flowers. The rear garden wraps itself around the property and has been landscaped beautifully, featuring a spacious patio seating area with up lighting, decorative border full of shrubbery, flowers and water feature plus a lovely lawn full of mature fruit trees. Being at the top of the hill, the garden has stunning views out over woodlands. To the side of the property is a gravelled driveway offering ample parking for multiple cars and access to the triple garage with electric doors.

**Area**

Area - The property is within walking distance to a nature reserve which is fantastic for family or dog walks. There is also an equestrian centre within walking distance; ideal for any horse lovers.





- Rural hamlet location
- Stunning open plan kitchen/breakfast room/snug
- Three further reception rooms with lovely characteristics
- Two Neptune bathrooms and downstairs cloakroom
- Separate utility room with American style barn door
- Bespoke shutters throughout
- Cast iron radiators
- Tongue and groove decor
- Fully private landscaped wraparound garden
- Ample off road parking and a detached triple garage with electric doors





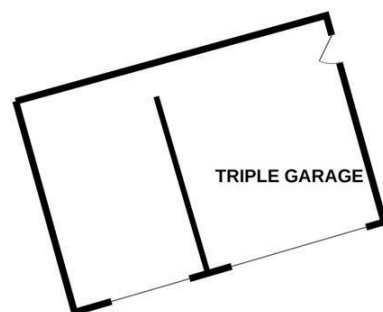
Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		76
(55-68) D		
(39-54) E	36	
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales EU Directive 2002/91/EC		
Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions		
(92 plus) A		
(81-91) B		
(69-80) C		69
(55-68) D		
(39-54) E		
(21-38) F	32	
(1-20) G		
Not environmentally friendly - higher CO <sub>2</sub> emissions		
England & Wales EU Directive 2002/91/EC		

#### AGENTS NOTE – DRAFT PARTICULARS:

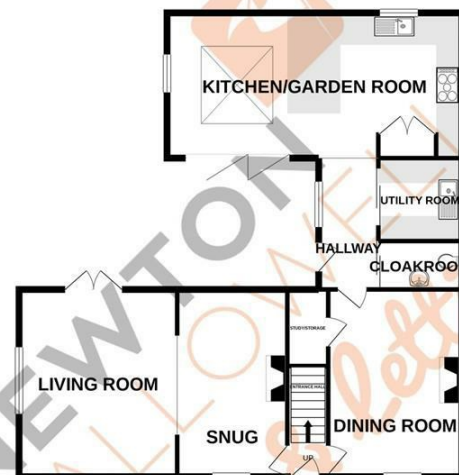
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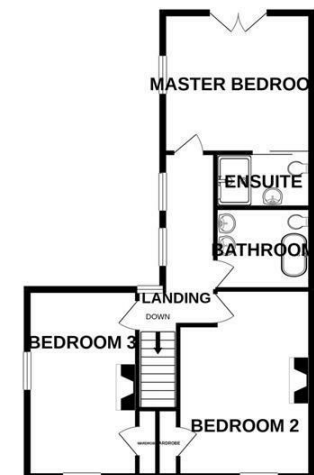
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GROUND FLOOR



1ST FLOOR



TOTAL FLOOR AREA : 1937sq.ft. (180.0 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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