



KING WEST



LINLEY COTTAGE, WANSFORD, PETERBOROUGH



Linley Cottage, Yarwell Road, Wansford, Peterborough, PE8 6PL

Stamford 6.5 miles
Peterborough Train Station 9 miles (Trains to London Kings Cross from 49 minutes)
Oundle 9 miles, Uppingham 14.5 miles, Oakham 17 miles.
All distances and times are approximate

Linley Cottage is a partially off-grid dwelling set in circa 3.7 acres of paddock and garden, amid scenic countryside on the very edge of the conservation village of Wansford.

- Set in circa 3.7 acres of paddock and garden amid a bucolic setting
- Superb potential subject to the necessary planning permissions
- Partially off-grid with the opportunity to create a fully self-sufficient property
- Two spacious reception rooms and a kitchen diner
- Ground floor double bedroom with ensuite bathroom
- Front and rear entrance hall, pantry, utility and WC.
- Four double bedrooms and bathroom to the first floor
- Access to a 200-acre nature reserve
- Secure gated access and large double garage

Kv
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Situation

Linley Cottage is located just outside the village of Wansford, nestled amongst open countryside with views across the Nene Valley. Adjacent to the property is the 200 acre Old Sulehay Forest nature reserve, offering beautiful woodland walks throughout the year.

The popular village of Wansford is set on the delightful Cambridge / Northants borders. Wansford offers a selection of individual amenities, including a post office and a doctor's surgery. The impressive Haycock Hotel and various smaller restaurants and public houses provide excellent cuisine. Close by is the village of Yarwell with the Angel Inn public house, The village of Nassington is also nearby with several further useful amenities. 4 miles away, the Estate village of Elton has two well regarded public houses and a Garden Centre.

Communications in the area are first rate with the A47 nearby connecting Leicester to the west and Peterborough to the east, where the mainline rail service to London Kings Cross takes less than an hour. The A14 dual carriageway provides access east and west and the A1 gives access north and south.



The nearby historic market towns of Stamford and Oundle have weekly markets and good shopping facilities. Recreational facilities in the area are excellent with Rutland Water to the north providing sailing, fishing, scenic walks and the Rutland Water cycle route. There are golf courses at Burghley Park and Luffenham Heath, and cricket, football and tennis clubs in King's Cliffe.

There are fine schools at Stamford, Peterborough, Oundle, Oakham and Uppingham for children of all ages.

Description

Linley Cottage was a single-story dwelling, built in the 1930s and was extended in the 1990's to accommodate a first floor, creating additional bedroom accommodation.

From the front porch is the entrance hall, with cloaks cupboard, giving access to two reception rooms, both with bay windows with views across the paddock and inter-connecting sliding glazed doors to allow for open-plan living.

The kitchen has views over the rear garden, it has ample space for dining, a range of base and wall cabinets and an electric AGA. Off the kitchen is the rear hall with access into the garden and a separate pantry, utility and WC.

A bedroom suite with built-in wardrobes, full ensuite with bath & shower, and a small dressing room complete the ground floor accommodation.

To the first floor is a shower room and four generous double bedrooms, all dual aspect with far-reaching countryside vistas, three of the bedrooms also have built-in storage.

The comfortable well-proportioned accommodation benefits from double glazing, radiator central heating (from an air-source heat pump) and photovoltaic panels.



OUTSIDE

The property is accessed down a gravel driveway through attractive, solid gates, there is also an additional metal farmgate. To the left of the driveway is a maturely hedged paddock with further fencing and stone walling to secure and delineate the boundaries.

To the right of the driveway is Linley Cottage, and a detached double garage. There is gated access into the rear garden or straight on into further paddock/garden land.

The large open space boasts a small lake amid maturing trees and hedges. The rear garden has a patio directly to the rear of the property, a lawned area with planted beds and borders and a large vegetable garden beyond.

General Remarks

SERVICES

Mains electricity and photovoltaic panels with air-source heating. Water from a private bore hole, drainage also to a private system. None of the services have been tested by the agents.

FIXTURES AND FITTINGS

Only those mentioned in these sales particulars are included in the sale. All others, such as curtains, light fitting and garden ornaments are specifically excluded but may be available by separate negotiation.

STATUTORY AUTHORITY

North Northamptonshire Council - 0300 126 3000

PLANS, AREAS AND SCHEDULES

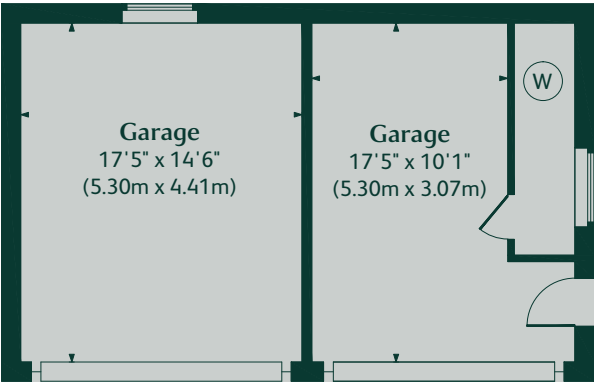
The plans and associated acreages have been prepared for illustrative purposes and their accuracy cannot be guaranteed.

VIEWING

The property may only be inspected by prior arrangement through King West, Tel: 01780 484520

DIRECTIONS

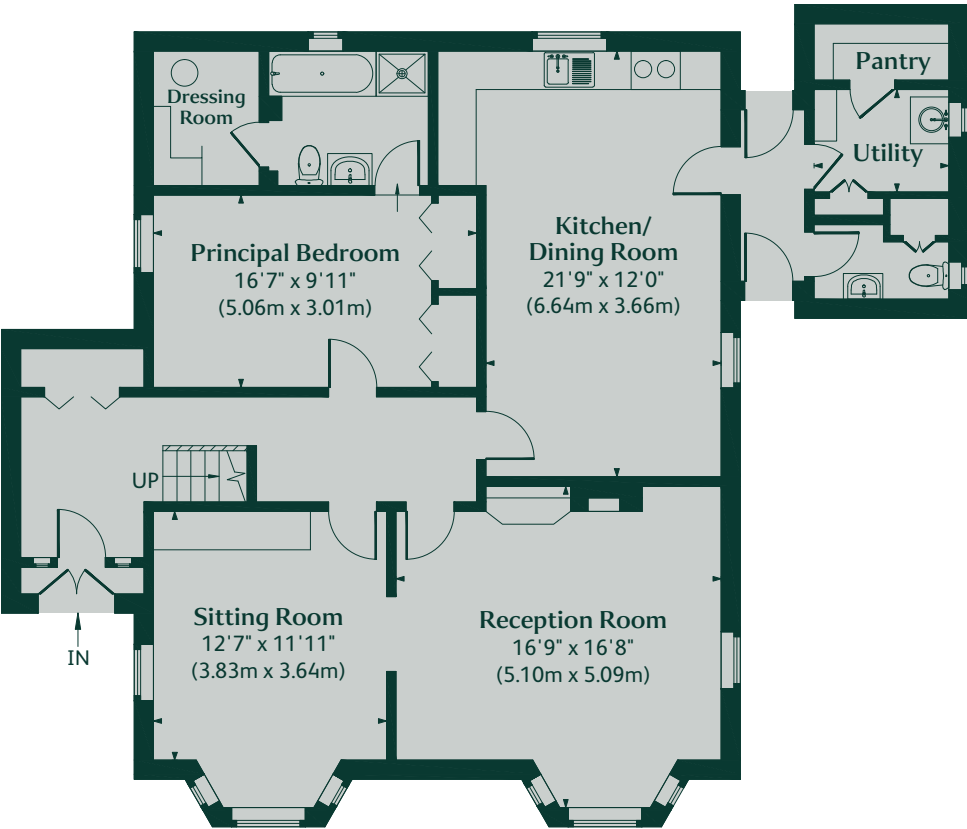
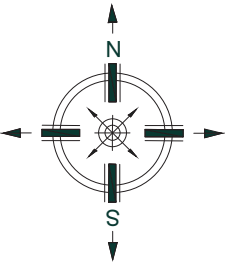
Entering Wansford from the A1/A47 roundabout take the Old North Road into Wansford, turning right at the crossroads and then almost immediately left onto Yarwell Road, past the Doctors Surgery. Linley Cottage is the last property on the right-hand side after leaving the village.



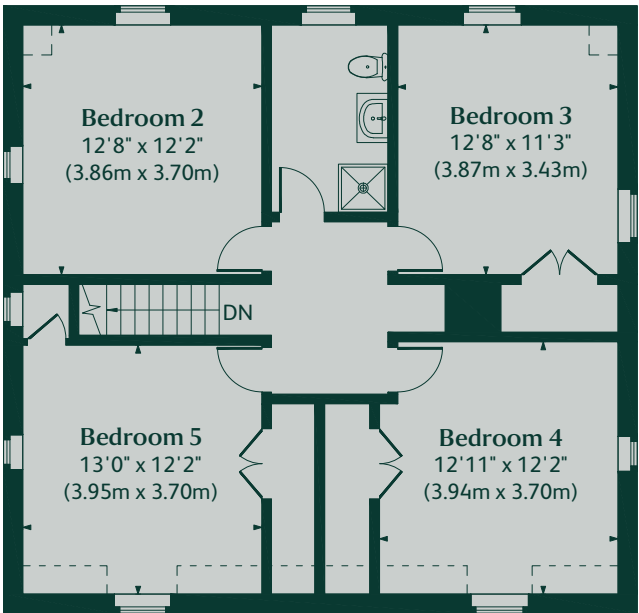
Garage

Floorplans

Approximate Gross Internal
Area Main House = 198 sq.m/2128 sq.ft
Garage = 47 sq.m/511 sq`.ft
Total = 245 sq.m/2639 sq.ft



Ground Floor



First Floor

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Score	Energy rating	Current	Potential
92+	A		
81-91	B		82 B
69-80	C		
55-68	D	66 D	
39-54	E		
21-38	F		
1-20	G		



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