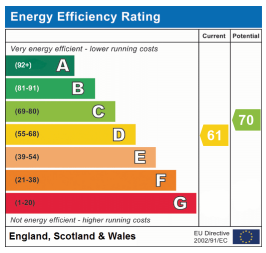


Approximate Gross Internal Area
Ground Floor = 160.4 sq m / 1,726 sq ft
(Excluding External Cupboard)
First Floor = 143.8 sq m / 1,548 sq ft
Summer House = 8.3 sq m / 89 sq ft
Total = 312.5 sq m / 3,363 sq ft



Illustration for identification purposes only,
measurements are approximate, not to scale.
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38 St Marys Street, Eynesbury, St Neots, Cambridgeshire PE19 2TA Guide Price £800,000

- Impressive Grade II listed DETACHED period property
- four / five reception Rooms
- First floor Bedroom Suite with bathroom and Sitting room
- Detached Home Office in rear garden
- Potential for a self contained Annexe
- 3300 sq.ft. of versatile accommodation
- Large Refitted Kitchen Breakfast Room.
- Four 1st floor Bedrooms, and One ground floor Bedroom
- Private Westerly facing garden and off road Parking















Introduction

Situated in the heart of Old Eynesbury this stunning DETACHED Grade II listed PERIOD PROPERTY offers an exceptional combination of period charm, generous proportions and versatile living space. Beautifully presented and rich in character, the property provides approximately 3300 sq. ft of accommodation arranged to suit modern family living while retaining many original features.

The property is steeped in rich history, having been a former watchmakers and antique shop many years ago. Originally built circa 1700, with the newer part of the property built in 1984. The traditional front entrance welcomes you into the sitting room / family room and study area, with original beams and inglenook fireplace which sets the tone for the home's timeless character. The ground floor unfolds to offer further reception rooms, living / entertaining space, with an additional ground floor bedroom and office to the rear of the property, which could easily be converted into a separate annexe, or Airbnb.

At the heart of the home is a spacious kitchen and breakfast room designed for modern family day living. This welcoming space offers ample room for cooking, dining and socialising. A separate utility room and downstairs cloakroom provide additional practicality.

There are two separate staircases rising to the first floor, supporting multi generational living arrangements. On the first floor is a private principle bedroom suite which comprises of a large sitting room, main bedroom and four piece ensuite. This tranquil area, situated at the rear of the property is an ideal space to relax after a busy day. There are three further bedrooms and the family bathroom located to the front of the property.

Outside, the property offers a Westerly facing garden screened behind double wooden gates, which opens onto a block paved driveway offering off road parking for four cars. There is a lawn area and a pergola covered patio and BBQ area offering an attractive setting for relaxation and entertaining. This environment is rarely found so close to the town centre. In the corner of the garden is a purpose built detached insulated home office with Ethernet connection. Ethernet is provided throughout the property.

The only way to fully appreciated the character, size and versatility of this splendid home is via an internal inspection

Ground Floor

Sitting Room

Approached via entrance door to front aspect. A stunning character reception room with window to front aspect, inglenook fireplace with wood burner stove, exposed ceiling beams, wood block flooring, radiator, wall lighting.

Snug

Window to front aspect, exposed ceiling beams, fireplace, wood block flooring, wall lights, radiator, feature built in window seat with storage under. Opening into a separate Study area

Study Area

Exposed ceiling beams, radiator, fitted shelving

Games Room

Window to front aspect, radiator, exposed brickwork and exposed beams, Second staircase rising to first floor landing.

Ground Floor Cloakroom

Window to side aspect. Fitted low level WC and vanity wash hand basin

Kitchen Breakfast & Family Room

Box bay window to side aspect and additional window to side aspect. A spacious Kitchen Breakfast and Family room designed for modern family living. Refitted contemporary white kitchen with a range of base and wall mounted cupboards offering ample storage space, incorporating drawer units, with marble worksurface and splashbacks, inset one and half bowl sink unit with extending mixer tap, central island with cupboards under, integrated dishwasher and built in microwave, free standing Falcon dual fuel range cooker with extractor fan over, wood flooring, radiator, recessed ceiling lighting, staircase rising to first floor with storage space under.

Utility Room

Window to side aspect. A range of refitted white base and wall mounted units, inset stainless steel sink, plumbing for automatic washing machine, tiled floor, large walk in boiler /storage cupboard housing central hearing boiler and hot water cylinder.

Office

Bow window to side aspect, radiator. Door ground floor Bedroom 5

Ground Floor Bedroom Five

Window to rear aspect, built in storage cupboard

First Floor Landing

The staircase from the Family room leads to the first floor landing which offers access to the 3 bedrooms and the family bathroom located at the front of the property.

The staircase from the Kitchen Breakfast room leads to principle Bedroom suite located at the rear of the property.

Principle Bedroom

Juliette Balcony to rear aspect, a range of fitted wardrobes with sliding doors offering ample hanging and shelving storage space, radiator.

Large Dressing area with two dormer style windows to side aspect and fitted plantation shutters.

Door to En Suite Bathroom and door to first floor Lounge

En Suite Bathroom

A four piece suite comprising of fully tiled double shower with rainfall shower and separate hand held attachment , free standing roll top bath with mixer tap shower over, vanity wash hand basin, low level WC, fully tiled walls and floor, extractor fan, heated towel rail.

First floor lounge

Window and bay window to side aspect, wood burning stove, radiators, concealed wiring for wall mounted tv with satellite connection, ceiling speakers, recessed ceiling lighting.

Bedroom Two

Vaulted beamed ceiling, radiator, window to front aspect.

Bedroom Three

Window to front aspect, exposed beams, built in sliding door wardrobe, radiator.

Bedroom Four

Window to front aspect, radiator, laminate wood flooring, radiator. Staircase leading to ground floor Family Room

Family Bathroom

Window to side aspect. Fitted four piece bathroom comprising of walk in double shower cubicle with dual shower head over, freestanding Copper bath, wall mounted wash hand basin, low level WC, fully tiled walls and floor, exposed beams, heated towel rail.

Outside

There is a block paved driveway approached via double wooden gates from St Mary Street. The driveway offers off road parking for four cars.

The rear garden is fully wall enclosed and Westerly facing, with a large private paved patio / BBQ / entertainment area with pergola over, lawn area with shrub borders, outside power, light and water tap and a concealed store .

A DETACHED fully insulated modern, purpose built HOME OFFICE to the rear of the garden (2.84m x 2.82m) internet, power and light connect. Double doors leading into the garden.

Agents Notes

The property has Ethernet points and signal boosters throughout.

The saying 'That looks are deceiving' really applies to this stunning home. An internal inspection is essential to fully appreciate the size and versatile accommodation that this property offers.