

Connells

Abbey Place
Thorney Peterborough

Abbey Place
Thorney Peterborough PE6 0QA

for sale
£210,000







Property Description

A RARE OPPORTUNITY TO ACQUIRE A CHARMING GRADE II LISTED HOME IN THE HEART OF HISTORIC THORNEY

Entrance Hall

Entered via a half-glazed entrance door, the welcoming entrance hall features wood flooring, a radiator, and original exposed ceiling beams, enhancing the property's character and charm. A beautiful stained and leaded kingfisher-themed window provides an attractive feature, overlooking the lounge/dining room, while a fully glazed door leads through to the principal reception space.

Lounge/Dining Room

A spacious and characterful dual-purpose reception room featuring original exposed ceiling beams and attractive wood flooring continuing through from the entrance hall. The focal point of the room is a multi-fuel burner set within a wooden inset mantel, creating a warm and inviting atmosphere. Additional fitted storage units discreetly conceal the utility meters, while a useful understairs storage cupboard provides practical storage space. A staircase rises to the first-floor landing, and a half-glazed door with an adjoining serving hatch and feature pendant lighting leads through to the kitchen. A double radiator completes this charming living and entertaining space.

Kitchen

Fitted with a comprehensive range of wall and base level units incorporating concealed under-cabinet lighting, complemented by work surfaces and tiled splashbacks. A one-and-a-half bowl single drainer sink with a cottage-style mixer tap sits beneath a secondary double glazed window overlooking the rear. Integrated appliances include a built-in oven, grill, four-ring hob and extractor hood, with further space provided for a full-height fridge/freezer. Additional features include a radiator, smooth ceiling with recessed spotlights, and a skylight allowing plenty of natural light to flood the space. A door provides access to the rear of the property.

First Floor Landing

Featuring exposed floorboards and original exposed ceiling beams, the landing continues the character and charm found throughout the property. A secondary double glazed window to the rear aspect provides natural light, while a radiator and telephone point add practicality. Stairs rise to the second-floor landing, with doors leading to Bedroom Two and the Family Bathroom.

Bedroom Two

A generous double bedroom featuring two sash windows to the front aspect, allowing for plenty of natural light while complementing the property's period character. The room benefits from fitted wardrobes providing excellent storage, along with original exposed beams that add charm and character. A double radiator completes this comfortable and well-proportioned principal bedroom.

Family Bathroom

Comprising a four-piece suite to include a panelled bath with mixer tap and handheld shower attachment, a separate shower cubicle fitted with an electric shower, a wash hand basin set within a vanity unit, and a low-level WC with dual flush. The room further benefits from a heated towel rail, ceramic tiled flooring, a smooth ceiling, and a secondary glazed window to the rear aspect, creating a bright and practical family bathroom.

Second Floor Landing

A versatile space featuring fitted shelving for additional storage. A beautiful original stained and leaded glass internal window looks into Bedroom One, adding further character and period charm. A traditional latch and brace door provides access to Bedroom One, enhancing the property's authentic cottage-style appeal.

Bedroom One

A charming and characterful principal bedroom featuring a panelled feature wall and bespoke fitted shelving to the side of the chimney breast, creating an attractive focal point. Double doors open into a fitted wardrobe, providing excellent storage space. Further benefits include a double radiator, a decorative papered ceiling, and two secondary double glazed windows to the front aspect, allowing for good natural light. A traditional latch and brace door leads through to the en-suite cloakroom.

En-Suite Cloakroom

Comprising a two-piece suite to include a wash hand basin with mixer tap and tiled splashback, together with a low-level WC. Additional features include a smooth ceiling with recessed spotlights, creating a bright and practical en-suite facility to the principal bedroom.

Outside

A private and low-maintenance courtyard garden featuring an artificial lawn, providing an ideal space for outdoor seating and entertaining. The courtyard benefits from gated side access and includes a useful external storage cupboard, together with a door leading into the utility room/outbuilding.

Utility/Outbuilding

A useful utility room/outbuilding benefitting from power and lighting, with plumbing provided for a washing machine. The space also houses the gas-fired boiler and offers practical storage and laundry facilities, separate from the main accommodation.

Agents Note

Please note that an AML fee is chargeable to the buyer once an offer is accepted to cover the cost of carrying out the required identity and anti-money laundering checks. Once these checks have been completed, the fee cannot be refunded, even if the property purchase does not go ahead.



















Ground Floor **First Floor** **Second Floor** **Outbuilding**

Total floor area 112.2 m² (1,207 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.propertybox.io

Connells

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Unit 6 Staniland Way Werrington
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EPC Rating: D

Council Tax Band: C

Tenure: Freehold

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1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures, fittings or services and it is in the buyers interest to check the working condition of any appliances.

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