



JAMES  
SELICKS  
LISTED BUILDINGS



# THE THATCH COTTAGE

FOTHERINGHAY, PETERBOROUGH

JAMES  
SELICKS

SALES • LETTINGS • SURVEYS • MORTGAGES

A QUINTESSENTIAL GRADE II LISTED, STONE-BUILT THATCHED COTTAGE WITH GENEROUSLY PROPORTIONED ROOMS, SITTING IN THE HEART OF THIS POPULAR VILLAGE.



## The Thatch Cottage

Fotheringhay  
Peterborough  
PE8 5HZ

Kitchen | Dining Room | Living Room | Utility &  
Downstairs WC | Principal Bedroom & En-suite |  
Two Further Double Bedrooms | Study Area |  
Garage & Outbuildings | Off-Road Parking | Pretty  
Cottage Gardens |

### ACCOMMODATION

The accommodation comprises an entrance hall giving access to the ground floor WC, storage cupboard with plumbing for washing machine and access on into the kitchen.

The kitchen layout is separated into two distinct areas. Part of the kitchen sits to the rear of the property with a range of floor standing and wall mounted cupboards and drawers under timber worktops. There is a Belfast sink, integrated fridge freezer and under counter microwave plus space for a freestanding range style cooker and plumbing for a dishwasher. A door leads to the rear garden. An archway leads to the second part of the kitchen offering a large central island with granite worktop cupboards and an integrated drawer fridge. An exposed red brick chimney breast houses the AGA.

The kitchen flows to a large seating and dining area with a further Inglenook fireplace. The dining area gives way to a large light filled formal living room with a wonderful stone fireplace and open fire and glazed French doors leading out to the garden.

A staircase rises from the dining area to the first-floor landing with exposed timber flooring. The principal bedroom is a generous size with built-in wardrobes and space for freestanding furniture. A beautifully appointed ensuite shower room includes a low flush lavatory, pedestal wash hand basin and shower.

Bedroom two is a large light filled double room with built-in storage and bedroom three is a small double with views over the garden.

The landing is sizeable enough to accommodate a study area, making the first-floor accommodation incredibly flexible. The main bathroom completes the internal accommodation with a Hi flush lavatory, pedestal wash hand basin and bath with shower over.

### OUTSIDE

The property benefits from a gravelled driveway giving access to the detached garage with parking for vehicles plus storage area and fully fitted utility room.

The front garden is mainly laid to lawn with a flagstone path winding to the front door. There is manicured low box hedging and mature shrub and floral borders providing year-round interest. The property has a further garden accessed off both the rear kitchen and the formal reception room. This walled garden has a flagstone patio area ideal for outdoor entertaining and a path that intersects the lawn to a further flagstone seating and dining area. This garden area also offers a charming timber summerhouse with power and lighting. This rear garden has matured floral and shrub borders as well as some specimen trees providing interest and a great degree of privacy.

The property offers a wonderful mix of historic character features combined with large living spaces all immaculately presented with craftsmanship to the highest standards.

### LOCATION

The village of Fotheringhay lies four miles north of the market town of Oundle. 10 miles south of the Georgian market town of Stamford. Within the village there is the very popular Falcon Inn and restaurant and famous church. The village is well located for access to the A1, A47 and the A43. There is also an excellent train link from Peterborough station to London King's cross taking approximately 50 minutes. The cities of Peterborough, Leicester, Cambridge are also easily accessible.

### SERVICES & COUNCIL TAX

The property is offered to the market with mains water and electricity, private drainage and oil-fired central heating. Council Tax Band F.





The Thatch Cottage, Peterborough, Fotheringhay PE8 5HZ  
House Total Approx Gross Internal Floor Area = 1815 sq. ft / 168.6 sq. m  
Measurements are approximate, not to scale, illustrative purposes only.





[www.jamesellicks.com](http://www.jamesellicks.com)

**Oakham Office**  
6-8 Market Place  
Oakham Rutland LE15 6DT  
01572 724437  
oakham@jamesellicks.com

**Market Harborough Office**  
01858 410008  
**Leicester Office**  
0116 285 4554  
**London Office**  
0207 839 0888



#### Important Notice

- James Sellicks for themselves and for the Vendors whose agent they are, give notice that:
- 1) The particulars are intended to give a fair and substantially correct overall description for the guidance of intending purchasers and do not constitute part of, an offer or contract. Prospective purchaser(s) and lessees ought to seek their own professional advice.
  - 2) All descriptions, dimensions, areas, reference to condition and if necessary, permissions for use and occupation and their details are given in good faith and believed to be correct. Any intending purchaser(s) should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them.
  - 3) No person in the employment of James Sellicks has any authority to make or give any representation or warranty, whether in relation to this property or these particulars, nor to enter into any contract relating to the property on behalf of the Vendors.
  - 4) No responsibility can be accepted for any expenses incurred by any intending purchaser(s) in inspecting properties that have been sold, let or withdrawn.

#### Measurements and Other Information

All measurements are approximate. Whilst we endeavour to make our sales particulars accurate and reliable, if there is any point which is of particular importance to you, please contact this office and we will be pleased to check the information for you, particularly if contemplating travelling some distance to view the property.

SALES • LETTINGS • SURVEYS • MORTGAGES