



Berkley Street, Eynesbury, PE19 2NB  
£575,000



LATCHAM  
DOWLING

ESTATE AGENTS



**\*\*\*GRADE TWO LISTED CHARACTER COTTAGE WITH GENEROUS GARDEN AND OUTBUILDINGS\*\*\***

Occupying a generous plot within this non estate location in 'Old Eynesbury' and just a short walk from the bustling market square, this absolutely charming three bedroom detached Grade Two listed cottage is believed to date back approximately 350 years and offers a wealth of character with exposed beams and inglenook style fireplaces, combined with the modern conveniences of a re-fitted kitchen and separate utility room, a beautiful period style re-fitted ground floor bathroom, two separate reception rooms, a large and secluded rear garden measuring approximately 52' x 45' and a range of timber and brick built outbuildings, including a 23'9 x 11'5 barn that's currently used as an amazing entertaining space with it's very own bar!! All of this, plus the HUGE advantage of a gated driveway providing off road parking for numerous cars!!

Previously, the property held planning permission for a two-storey rear extension (now lapsed), providing an excellent opportunity for future enhancement, subject to renewal.

Viewing is essential to fully appreciate, the charm, character and 'feel' of this wonderful cottage.

**Entrance Via**

**Entrance Porch**

4'3 x 3'4 (1.30m x 1.02m)

**Entrance Hall**

13'8 x 3'5 (4.17m x 1.04m)







**Kitchen/ Dining Room**  
11'3 x 10'8 (3.43m x 3.25m)

**Utility Room**  
8'5 x 4'10 (2.57m x 1.47m)

**Bathroom**  
8'6 x 8'3 (2.59m x 2.51m)

**Dining Room**  
14'5 x 14'4 (max into chimney recess)  
(4.39m x 4.37m (max into chimney recess))



**Living Room**  
12'5 x 12'1 (3.78m x 3.68m)

**First Floor Landing**  
11'4 x 6'4 plus 6'5 x 4'1 (3.45m x 1.93m  
plus 1.96m x 1.24m)

**Bedroom One**  
15'1 x 11'1 (4.60m x 3.38m)

**Bedroom Two**  
13'4 (max into chimney recess) x 12'5  
(4.06m (max into chimney recess) x 3.78m)



**Bedroom Three**  
11'3 (max) 8'1 (min) x 7'11 (3.43m (max)  
2.46m (min) x 2.41m)

**Garden**  
52' x 45' max (15.85m x 13.72m max)

**Barn**  
23'9 x 11'5 (7.24m x 3.48m)

**Brick Built Shed**  
11'5 x 8'5 (3.48m x 2.57m)

**Timber Shed**  
13'7 x 9'3 (4.14m x 2.82m)

**Driveway Access**

**Agents Note**





## Berkley Street, Eynesbury, St. Neots, PE19

Approximate Area = 1261 sq ft / 117.1 sq m

Limited Use Area(s) = 71 sq ft / 6.5 sq m

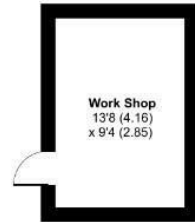
Outbuildings = 498 sq ft / 46.2 sq m

Total = 1830 sq ft / 168.9 sq m

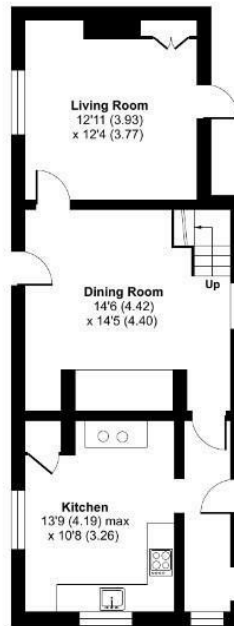
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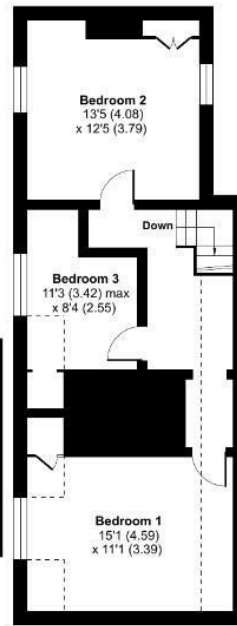
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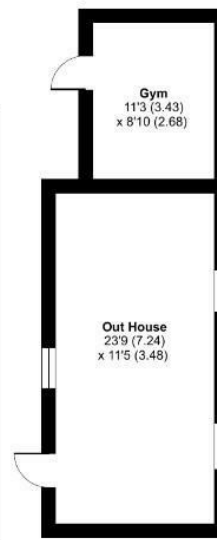
OUTBUILDING 2



GROUND FLOOR

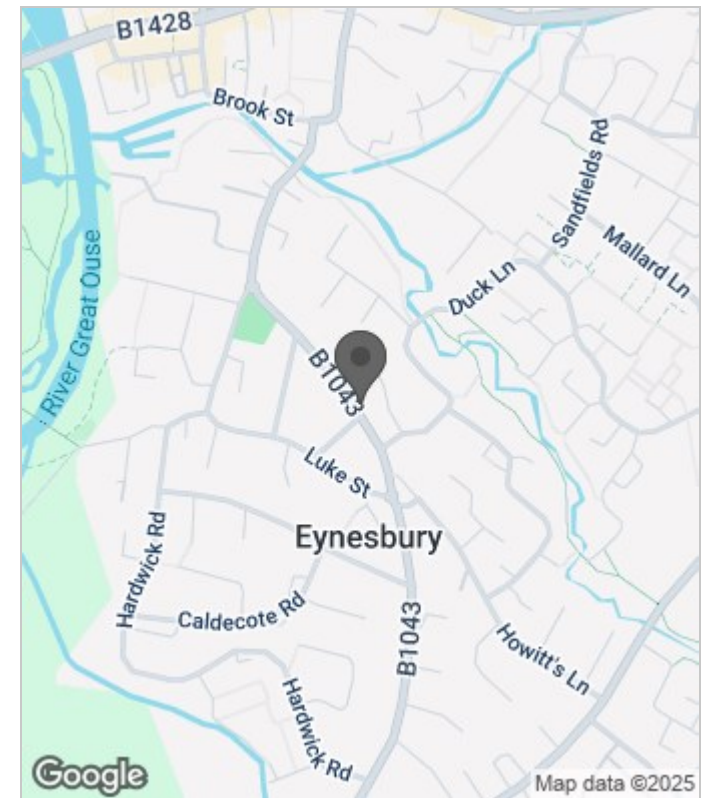


FIRST FLOOR



OUTBUILDING 1

Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nitchcom 2025. Produced for Latcham Dowling Ltd. REF: 1365798



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