



King Street, Potton, SG19 2QT

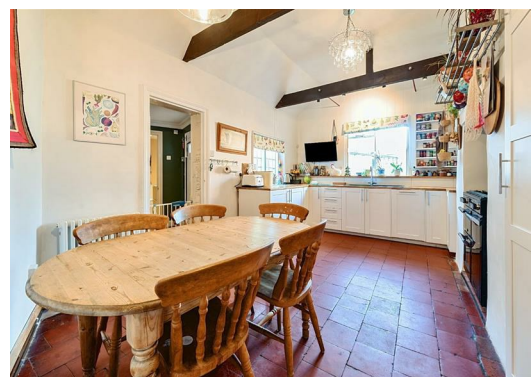
£1,950 Per month



Latcham Dowling are delighted to offer for rent this beautiful Grade 2 listed property set within the heart of Potton.

"The Red House" is believed to be one of the oldest and finest examples of Georgian architecture in Potton. Dating back to around 1780 this substantial detached residence offers large, well proportioned accommodation over four floors (including the cellar), is just a 'stone's throw' from the picturesque historic Market Square and the vast range of amenities it has to offer. The current sellers have undertaken a vast amount of sympathetic updating over recent years. Plumbing has been modernised with the addition of a 'Vaillant' condensing boiler, antique style radiators complete with traditional brass valves. Wiring is all up to date with new certification. New carpets have been fitted recently. There is a new re-fitted kitchen, and a new shower room. New carpets have been fitted too!

This glorious home retains many of the original features you would expect, including impressive fireplaces, original parquet, and quarry tiling to some of the floors. There is also a wonderful opportunity to make use of an original 'outhouse' washroom which includes a fireplace to be used as required. If you've always dreamed of living in a true character home and to have the opportunity to take it into the next chapter of



Entrance Via

Solid timber door leading to the reception hall.

Reception Hall

16'7 x 5'11 (5.05m x 1.80m)
Exposed parquet wood flooring and impressive staircase rising to the first floor landing, panel doors to sitting room and dining room, through access to the rear lobby and panel door leading down to the cellar, antique style radiator.

Sitting Room

16'4 x 13'3 (max into chimney recess) (4.98m x 4.04m (max into chimney recess))
Sash wind to front and a large exposed brick fireplace with 'bressummer' over and housing the open fire, parquet wood flooring, built in cupboard (set into the chimney breast) and exposed timber to ceiling, antique style radiator (with sold brass valve).

Dining Room

16'8 x 12'8 (max) (5.08m x 3.86m (max))
Sash window to front, parquet wood flooring and timber panelling to walls, impressive period fireplace (with built in cupboards set into the chimney breast) and antique style radiator (with solid brass valve).

Rear Lobby

6'6 x 6'1 (1.98m x 1.85m)
Quarry tiling to floor area, timber door opening out to the rear, door to shower room/ utility room and doorway to kitchen/ breakfast room.

Kitchen/ Breakfast Room

16'11 x 11'9 (min) (5.16m x 3.58m (min))
Re-fitted with an extensive range of white shaker style high and base level units with wooden work surfaces over and incorporating a one and a half bowl sink and drainer unit with mixer tap over, chimney breast currently housing a range style oven with mirrored splash back over, quarry tiling to floor, windows to rear and side, exposed beamwork to vaulted ceiling.

Shower Room/ Utility Room

Having been stripped back, re-plumbed and re-plastered and now with a large shower enclosure this room does require finishing.

Cellar

16'11 x 11'1 (min) (5.16m x 3.38m (min))
Providing a large and useful area currently used for storage.

First Floor Landing

Split level landing with sash windows to front and rear aspects, panel doors to two bedrooms and bathroom, two antique style radiators (with sold brass valves) and stairs rising to the second floor landing.

Bedroom One

16'4 x 12'11 (4.98m x 3.94m)
Window to front elevation, large period fireplace (with built in wardrobes and a separate cupboard set into the chimney recesses), exposed flooring and antique style radiator (with sold brass valve).

Bedroom Two

16'8 x 11'5 (min) (5.08m x 3.48m (min))
Window to front elevation, large period fireplace (with wardrobes, shelving and a separate cupboard set into the chimney recesses) and exposed floorboards.

Bathroom

8'4 x 6'1 (2.54m x 1.85m)
Re-fitted white suite comprising of a close coupled WC, pedestal mounted wash hand basin and freestanding roll top bath with antique style mixer tap and shower attachment over, tiling to splash areas, frosted window to rear and antique style radiator (with fitted towel rail and sold brass valve).

Second Floor Landing

Panel doors to two bedrooms and doors to built in storage cupboard.

Bedroom Three

13'4 x 13'8' (4.06m x 4.17m')
(13'4 x 13'8 max floor area due to sloping ceilings) Dormer window to front elevation, antique style radiator (with solid brass valve), period fireplace and built in wardrobe and drawer unit.

Bedroom Four

13'4 x 11'8 min (4.06m x 3.56m min)
(13'4 x 11'8 min max floor area due to sloping ceilings) Dormer window to front elevation, antique style radiator (with solid brass valve) and exposed brickwork housing period fireplace.

Rear Garden

This private walled garden offers a Westerly aspect with a paved patio area and additional shingle seating area, lawn (requires cultivation/ seeding) and extensive raised beds, gated access to front and doors to a brick built outbuilding.

Brick Built Outbuilding (former wash house)

Currently separated into two area and with stone flooring, power and lighting.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC

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