



## 98A Stonegate, Cowbit, PE12 6AH

**£575,000**

- Location: Stunning detached new build home in Cowbit, a charming village near Peterborough.
- Size: Impressive 3,300 sq. ft. of versatile living space.
- Key Feature: 900 sq. ft. open-plan kitchen, dining, and family room with vaulted ceilings.

- Garage and Day Room: Oversized double garage with an additional day room and shower room above.
- Modern Design: Stylish, contemporary finishes throughout, perfect for family living.
- Accessibility: Conveniently located a short drive from Peterborough for commuting or leisure.
- Viewing Details: Viewings available through Ark Property Centre.

## Spacious Detached New Build in Cowbit

Nestled in the charming village of Cowbit, this stunning new build offers an impressive 3,300 sq. ft. of versatile accommodation, perfectly blending modern living with countryside tranquility. Conveniently located just a short drive from Peterborough, this property is ideal for families and professionals alike.

The heart of the home is the expansive 900 sq. ft. open-plan kitchen, dining, and family room. Featuring vaulted ceilings and picture windows, this light-filled space boasts breathtaking views over the landscaped garden. More garden can be available upon request and subject to negotiations.

An additional highlight is the oversized double garage with a day room and shower room above, offering endless possibilities as a guest suite, home office, or gym.

Don't miss the chance to make this exceptional property your dream home!

### **Entrance Hall 18'5" x 10'1" m (max) (5.62m x 3.09 m (max))**



### **Cloakroom 6'7" x 4'10" (2.03m x 1.48m)**

### **Lounge 18'3" x 27'9" (5.57m x 8.46m)**

PVC double glazed windows to side and rear. Aluminium folding doors to rear opening onto patio.

### **Kitchen/Dining/Living Room 18'10" x 50'1" (5.75m x 15.28m)**

PVC double glazed windows to side and rear. Picture window looking onto the garden. Aluminium folding doors opening to patio area.

### **Utility 13'0" x 8'2" (3.97m x 2.50m)**

PVC double glazed door and window to side.

### **First Floor Landing 16'3" x 18'9" (max) (4.96m x 5.74m (max))**

L shaped room. PVC double glazed window to side.

### **Bedroom 1 17'11" x 18'11" (5.47m x 5.78m )**



PVC double glazed window to rear.

### **En-suite 13'0" x 4'5" (3.98m x 1.35m)**

Velux style window to rear.

### **Bedroom 2 20'8" x 19'4" (max) (6.3m x 5.91m (max))**



Velux style window to side. Vaulted ceiling.

**Bedroom 3 19'2" x 10'6" (max) (5.86m x 3.22m (max))**

PVC double glazed window to side.

**Bedroom 4 12'8" x 12'7" (3.87m x 3.86m )**

2 Velux style windows to rear.

**Bathroom 15'10" x 8'3" (4.83m x 2.53m)**

PVC double glazed window to side.

**Day Room Above the Garage 22'6" x 12'7" (6.88m x 3.85m)**

PVC double glazed windows and door to rear. Skimmed vaulted ceiling with recessed spot lighting. Vinyl flooring. Door to:

**Shower Room 5'6" x 6'5" (1.69m x 1.96m)**

Skimmed vaulted ceiling with recessed spot lighting. Vinyl flooring. Fitted glazed shower enclosure. Tiled walls. Electric shower. Glass folding door. Closed coupled WC with push button flush. Pedestal wash hand basin with tiled splashback.

**Outside**

Front: Large gravel driveway giving off road parking for multiple vehicles. Side access leads to rear garden

Rear: Enclosed by timber fencing. To be seeded or turfed. Outside power and light. Large sandstone patio area.

**Additional Garden**

The vendor has informed us that, subject to

discussion and negotiation, an additional amount of garden can be sold with the property. Please contact us for more information.

**Oversized Double Garage 17'9" x 12'7" (5.42m x 3.85m)****Property Postcode**

For location purposes the postcode of this property is: PE12 6AH

**Additional Information**

PLEASE NOTE:

All photos are property of Ark Property Centre and can not be used without their explicit permission.

**Verified Material Information**

Tenure: Freehold

Council tax band: TBC - New Build

Property construction: Block & Brick, Traditional

Electricity supply: Mains.

Solar Panels: No

Other electricity sources: No

Water supply: Mains - Anglian Water

Sewerage: Mains

Heating: Air Source Heat Pump

Broadband: As estimated by Ofcom, ,

Standard 9 Mbps 0.9 Mbps Good

Superfast 80 Mbps 20 Mbps Good

Ultrafast - Not available

Mobile coverage: As stated by Ofcom, Indoor - EE is Limited over Voice and Data. Three is Limited over Voice and Data. O2 is Likely over Voice and

Data. Vodafone is Likely over Voice and Data.  
Mobile coverage: As stated by Ofcom, Outdoor - EE is Likely over Voice and Data. Three is Likely over Voice and Data, O2 is Likely over Voice and Data. Vodafone is Likely over Voice and Data.

Parking: Driveway and Double garage - Parking for 5+ Vehicles

Building safety issues: None

Restrictions: Not known

Public right of way: No

Flood risk: Zone 2 - Environment Agency

Coastal erosion risk: None

Planning permission: Please refer to South Holland District Council Planning Portal for any planning applications.

Accessibility and adaptations: No

Coalfield or mining area: No

Energy Performance rating: TBC

### **Viewing Arrangements**

Viewing is by appointment with Ark Property Centre only. We suggest you call our office for full information about this property before arranging a viewing.

### **Offer Procedure**

Please note: before an offer is agreed on a property you will be asked to provide I.D and proof of finance, in compliance Money Laundering Regulations 2017 (MLR 2017). The business will perform a Money Laundering Check as part of its Money Laundering Policy.

If a cash offer is made, which is not subject to the sale of a property, proof of funds will be requested or confirmation of available funds from your solicitor.

### **Ark Property Centre**

If you are thinking about selling your property or are not happy with your current agent - we can offer a FREE valuation service with no obligation.

We can also offer full Financial and Solicitor services. Please note we do get a referral fee for any recommended client service used.

### **Disclaimer**

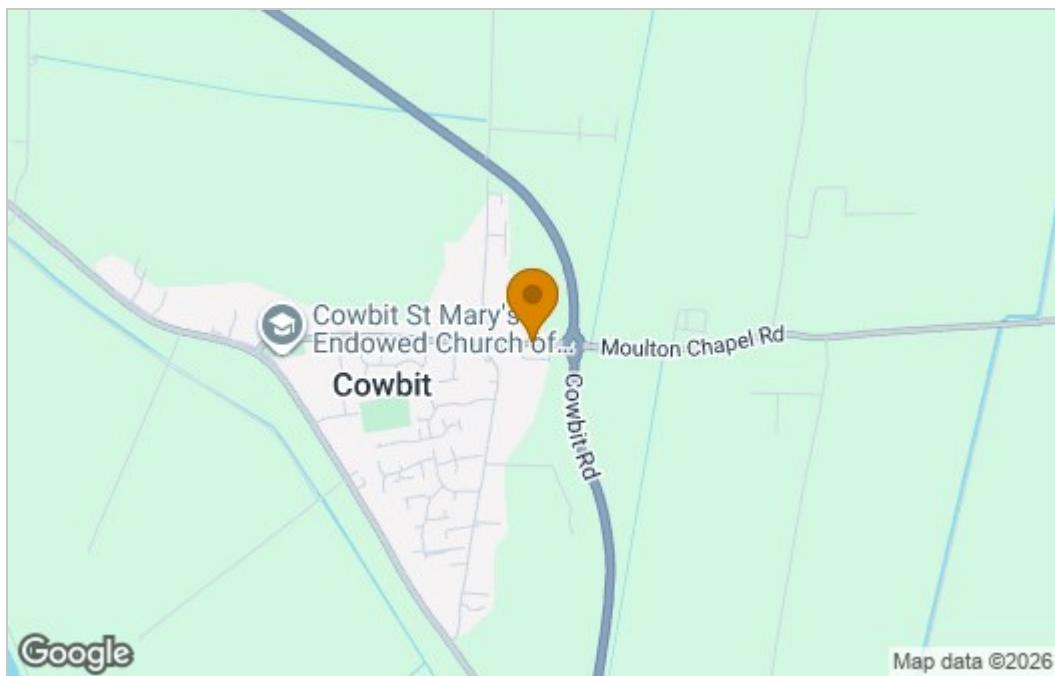
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Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has authority to make or give representation or warranty in respect of the property. These details are subject to change.

## Floor Plan



## Area Map



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## Energy Efficiency Graph

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	

Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions			
(92 plus)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not environmentally friendly - higher CO <sub>2</sub> emissions			
England & Wales		EU Directive 2002/91/EC	

