



The Corner Cottage  
2 Church Way | Little Stukeley | Huntingdon | Cambridgeshire | PE28 4BQ

FINE & COUNTRY

# THE CORNER COTTAGE

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*The Corner Cottage sits three miles north of Huntingdon in the pretty village of Little Stukeley. Built in 1650, this picture postcard, thatched cottage occupies a prominent plot in the village and has undergone sympathetic restoration and new extension work. Current owners David and Diane both skipped a heartbeat when they first saw the cottage, “we fell in love immediately; we couldn’t believe how beautiful it was – it’s the ultimate chocolate-box cottage” says Diane.*







Front door to:

#### ENTRANCE HALL

Exposed beamwork. Exposed brick floor. Covered radiator.

#### SITTING ROOM

5.15m x 4.35m

Suffolk sash window to front and side aspects. Glazed French doors to kitchen. Thumb latch door to kitchen. Exposed beams to walls and ceiling. Large inglenook fireplace with feature down-lighting, inset gas-fired stove, brick surround and hearth, and oak bressumer. Solid oak floor. Two radiators.

#### DINING ROOM

4.45m x 4.20m

Suffolk sash window to front and side aspects. Thumb latch door to inner hall. Exposed beam to ceiling. Recessed brick-built inglenook fireplace with feature down-lighting, Victorian range oven (believed to be a remnant from the old bakehouse), brick surround and hearth, and oak bressumer. Two radiators.

#### INNER HALL

Stairs to first floor landing. Exposed beams to walls. Door to storage cupboard housing boiler. Door to corridor leading to guest bedroom and en-suite. Limestone tiled floor.





# Seller Insight

“The Comer Cottage sits three miles north of Huntingdon in the pretty village of Little Stukeley. Built in 1650, this picture postcard, thatched cottage occupies a prominent plot in the village and has undergone sympathetic restoration and new extension work. Current owners David and Diane both skipped a heartbeat when they first saw the cottage, “we fell in love immediately; we couldn't believe how beautiful it was – it's the ultimate chocolate-box cottage” says Diane.

The cottage's location is perfect for those who like country life, but who also want to be close to the action, “the village is within easy reach of Huntingdon, which hosts market days, restaurants, pubs and a train station with direct lines to London. The nearby cities of Peterborough, Cambridge and Milton Keynes are all accessible in under an hour. There is a broad range of local schools, the nearest primary school being a five-minute walk away at Alconbury Weald. Our village hall hosts a friendly bar each Sunday and a calendar of fantastic events. There are lovely rural walks right on the doorstep too” says David.

“It's a fabulous home for entertaining due to the spacious reception rooms and large kitchen, and the guest bedroom with en suite, located on the ground floor. Most of all though, it's been a wonderful family home which has offered the perfect environment for our children to play and grow.”

“Without doubt our favourite room is the kitchen – it's the heart of the house and always cosy thanks to the under-floor heating. There is space for the whole family to be together, plus the family area provides extra space for the children to study and play.”

“The garden is a delightful place to play and relax – it wraps around the entire cottage so is great for both children and dogs to spend hours playing chase, and during the summer months there is always a sunny spot.”

“Our daughter was born at the time we were building the extension, which houses the kitchen, utility, guest bedroom and bathroom, at the same time we were adding a wet room to the master bedroom and a family bathroom. The midwife visited the day after Eve arrived to find us in a state of happy chaos! The memory of that day will be held dear to us always.”

“We will miss the charm and period features of the cottage and our wonderful village friends. It has been an absolute privilege to own and care for a Grade II Listed thatched property. We are moving to be closer to our son's school in Peterborough, as well as gaining more space for us to work from home.”

\*These comments are the personal views of the current owner and are included as an insight into life at the property. They have not been independently verified, should not be relied on without verification and do not necessarily reflect the views of the agent.









## KITCHEN FAMILY ROOM

5.45m x 4.50m

Three windows to rear aspect. Bi-fold doors giving access to the curved, walled patio area, and full-height window to side aspect. Vaulted curved ceiling. Exposed beamwork. Fitted with a range of base mounted units with complementary solid oak work surfaces. Matching central island with inset ceramic butler sink with swan neck mixer tap, and under counter wine cooler. Recess for four-door AGA (gas hob, electric oven) with timber bressumer, tiled splashbacks, and feature down-lighting. Built-in eye-level NEFF microwave/grill. Integral fridge freezer, pull-out larder and dishwasher. Understairs storage cupboard housing water tank. Recessed ceiling lights. Extractor. Limestone tiled floor with underfloor heating. Door to:

## UTILTY ROOM

Stable door to rear aspect. Fitted with a range of base and wall mounted units with solid oak worksurfaces. Stainless steel sink unit with mixer tap. Tiled splashbacks. Space for washer drier. Limestone tiled floor with underfloor heating. Extractor.

## HALL

Full-height obscure window to side aspect. High fully-glazed ceiling. Exposed beams to wall. Feature exposed original wall. Limestone floor with underfloor heating. Door to:





#### GUEST BEDROOM

3.50m x 2.35m

Window to side and rear aspects. High curved ceiling. Exposed beam to wall. Built-in wardrobe. Recessed ceiling lights. Engineered oak floor with underfloor heating. Door to:



#### GUEST EN SUITE

Three piece suite comprising a low level wall-mounted WC with concealed cistern, wall-mounted hand wash basin with mixer tap and vanity unit under, and walk-in shower cubicle with rainfall shower head and glass screen. Door to hall. Fully tiled. Recessed ceiling lights. Tiled floor with underfloor heating.

#### FIRST FLOOR LANDING

Window to side elevation. Exposed beamwork. Door to storage cupboard. Access to large loft. Recessed ceiling light. Radiator.

#### MASTER BEDROOM

4.20m x 3.50m

Suffolk sash window to front elevation. Six-door mirrored wardrobes. Recessed ceiling lights. Radiator. Door to:

#### WET ROOM

Fully tiled wet room with a low level wall-mounted WC with concealed cistern and hand wash basin. Shower. Extractor.

#### BEDROOM TWO

4.10m x 2.20m

Suffolk sash window to front elevation. Door to storage cupboard. Recessed ceiling lights. Radiator.

#### BEDROOM THREE

3.20m x 2.20m

Suffolk sash window to rear elevation. Recessed ceiling lights. Radiator.

#### FAMILY BATHROOM

Part-vaulted glazed ceiling with opening window. Three piece suite comprising a low level WC, hand wash basin with swan-neck mixer tap and vanity unit under, and double-ended panel bath with hand-held shower head and wall-mounted tap. Fully tiled. Heated towel rail.







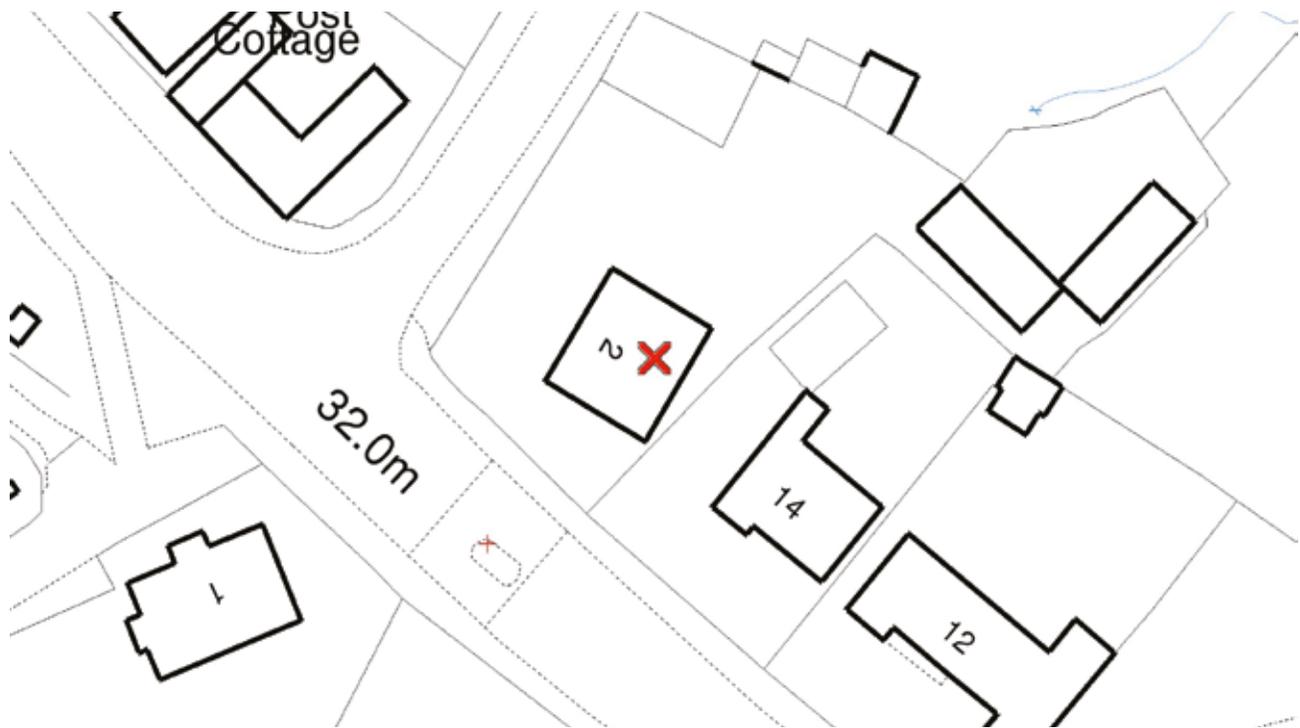


## OUTSIDE

A pedestrian iron gate leads to the front gardens and pathway to the cottage. Separate front access to the gravelled driveway, offering ample parking, with pedestrian gate to garden. The property sits on a plot of approximately 0.25 acres, with the gardens wrapping around it. The gardens are mainly laid to lawn with mature trees, hedging, shrubs and flower borders. Paved walkway surrounding the house. Outside lighting. Paved patio area to kitchen/side aspect. Small vegetable patch to side aspect. Chicken run with coop, children's timber playhouse, and timber shed to side aspect.







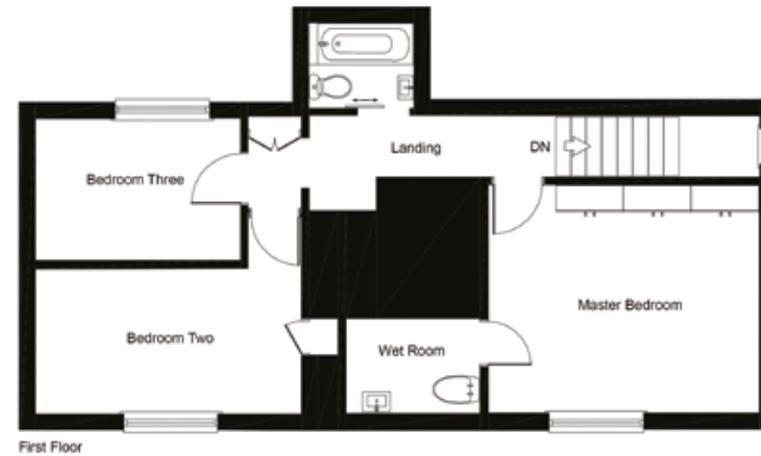
**FURTHER INFORMATION**

Date built: 1650  
 Grade II Listed  
 Conservation area  
 Mains connected  
 Gas-fired boiler  
 Norfolk Reed thatch  
 Last ridged in 2008  
 Extended 2010 to include: kitchen, utility room, ground floor bedroom and en-suite, family bathroom  
 Planning application previously approved for loft conversion, but now lapsed

- 'Chocolate Box' Thatched Cottage
- Grade II Listed
- Four Bedrooms
- Modern Kitchen Family Room
- Living Sedum Roof
- Two Reception Rooms
- Wrap-Around Garden
- Off-Street Parking
- Approx. 0.25 Acre Plot
- Excellent Commuter Links



The Corner Cottage, Little Stukley, Huntingdon PE28 4BQ  
Approximate Gross Internal Area = 157 m<sup>2</sup> / 1690 ft<sup>2</sup>



This plan is for layout guidance only. Not drawn to scale unless stated. Windows, door openings and all measurements are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes & compass bearings before making any decisions reliant upon them. Francis Ambler Photography © 2017

EPC Exempt



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THE FINE & COUNTRY  
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