



Hurfords

Bridge Street, Deeping St. James Peterborough Freehold: OIEO £545,000

Key Features



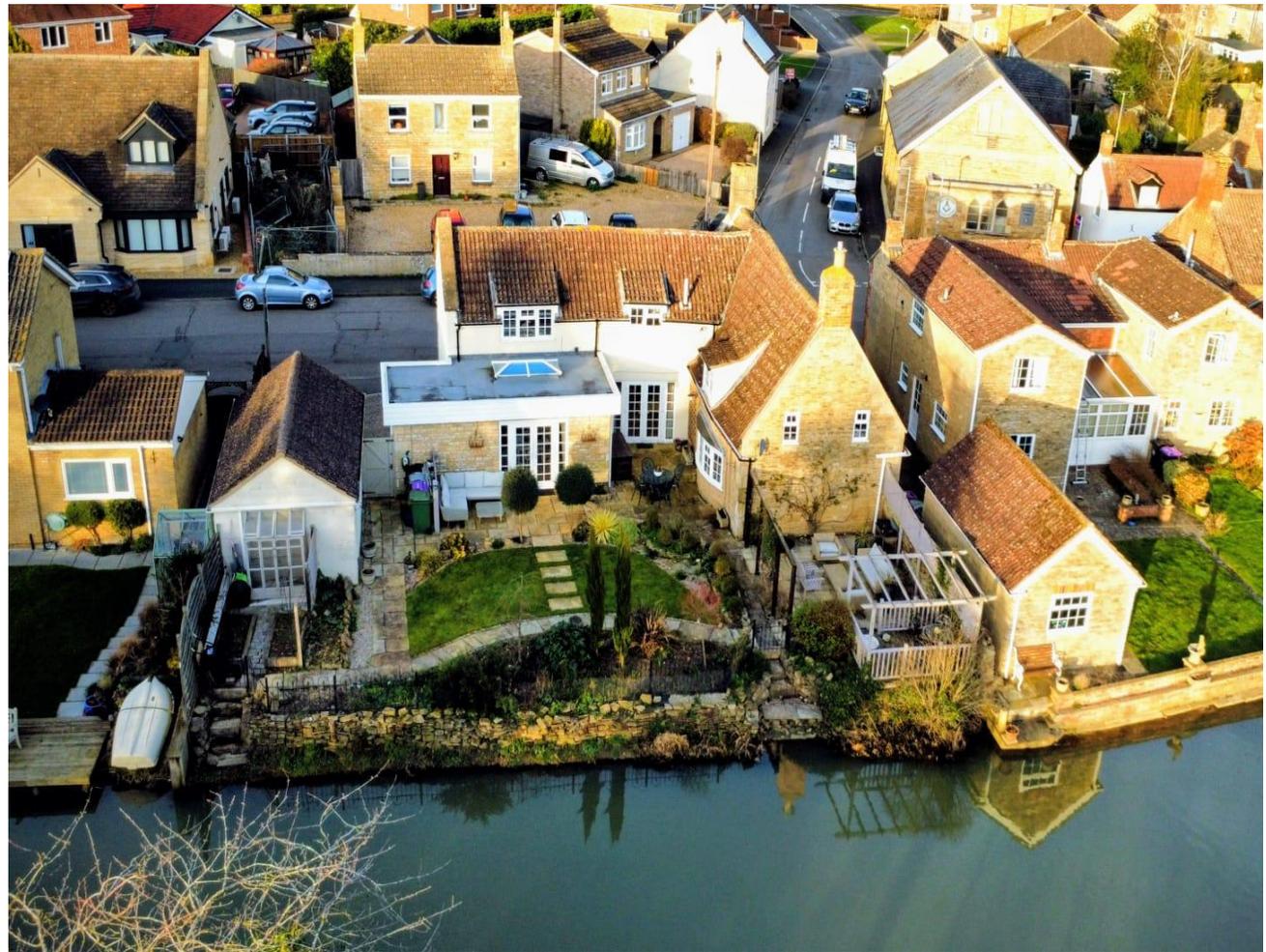
- Historic 17th Century Stone Cottage
- Stunning southerly facing gardens with direct gate access to the River Welland
- Period detailing combined with modern living
- Shaker style kitchen/dining room with integrated appliances, large peninsular and French doors to the patio
- Flexible Living Spaces

Carefully modernised while retaining its heritage, the property offers a seamless blend of period charm and contemporary living. The ground floor offers a versatile and flowing layout, from the moment you step into the welcoming well-designed entrance hall, with half-wall tongue and groove panelling and a full wall of fitted coat hooks, overhead shelving and integrated shoe storage.

The tasteful design choices throughout respect the age and integrity of the cottage - exposed beams, stonework and traditional proportions, while introducing a modern spin through high-quality fittings, a carefully curated colour palette and stylish finishes. The snug, which features wooden flooring, front aspect window and French doors opening onto one of the many patio areas, enjoys an abundance of natural light.

The separate dining room provides a wonderful entertaining space, complete with exposed beams, wooden flooring, original fireplace recess, now closed and styled as a decorative alcove, and bespoke cupboards set below the two front windows. Perfect for hosting large family gatherings and dinner parties. The staircase leads to the first floor.

The lounge is a tranquil, cosy retreat, with a large bow window framing views across the landscaped gardens towards the river. Exposed beams enhance the character, while stone-walled alcoves



sit either side of the deep inglenook-style fireplace. A cast iron gas-fired wood burner forms a striking focal point, creating a warm and inviting atmosphere. A small understairs cupboard provides additional storage.

At the heart of the home is the impressive kitchen/breakfast room - with large french doors opening onto the patio area and roof lantern. A recent extension to the original property, it has been designed in keeping with the cottage aesthetic with shaker-style units and quartz worktops, and panelled wall. It includes a large walk-in corner larder unit, large peninsula providing both an area for preparation as well as socialising, a number of deep pan drawer units, plus a range of integrated appliances - extractor fan over induction hob, built-in single oven, combination microwave oven, warming drawer, dishwasher, fridge freezer and wine fridge. A large open area provides space for both informal seating and kitchen table and chairs.

A separate utility room houses a combination boiler and offers plumbing for a washing machine plus space for two further appliances and has a window to the front aspect.

The ground floor shower room is stylishly appointed with half-wall panelling, a semi-circular shower cubicle, vanity unit with hand basin, traditional-style heated towel rail and side aspect window.

The first floor benefits from an expansive split-level landing arranged across two areas. One provides a built-in linen cupboard and under-eave bookcases and space for additional furniture, while the other serves as a walk-through dressing area with fitted wardrobes to the principal bedroom.

Bedroom one enjoys captivating views over the rear garden and the River Welland, and features a half-wall tongue and groove panelled wall and modern fitted wardrobes.

Bedroom two benefits from two rear windows overlooking the river, side dormer window and tongue and groove fitted wardrobes, window seat and dressing table and drawers.

Bedroom three is an L-shaped room with two front aspect windows, built-in double bed with storage beneath, window seat and an additional storage cupboard.

The beautifully appointed bathroom enjoys river views and features a freestanding bath, walk-in double shower with wall niches, fitted vanity unit and back-to-wall WC with integrated storage. Half-wall tongue and groove panelling adds character, and a traditional heated towel rail completes the room.



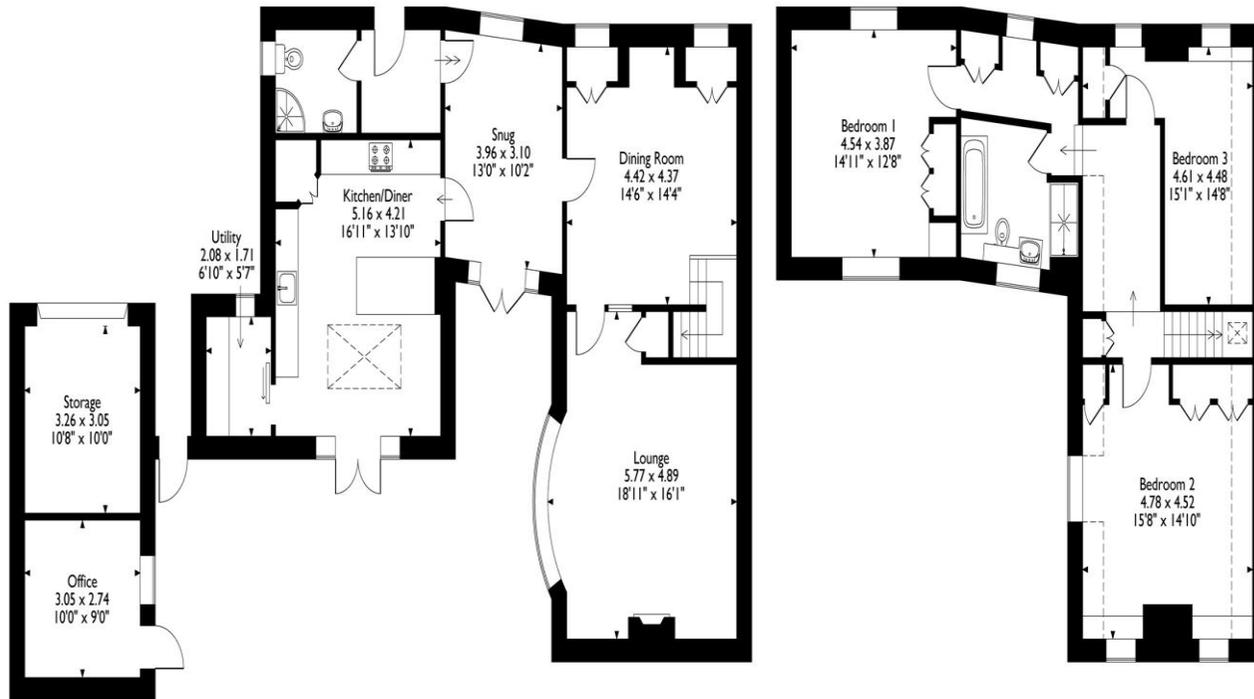
Bridge Street, Deeping St. James, Peterborough, Lincolnshire

Approximate Gross Internal Area

Main House = 163 Sq M/1755 Sq Ft

Outbuilding = 19 Sq M/205 Sq Ft

Total = 182 Sq M/1960 Sq Ft



Outbuilding

Ground Floor

First Floor

Please note that the location of doors, windows and other items are approximate and this floorplan is to be used for illustrative purposes only. Unauthorized reproduction is prohibited.

Externally, the property continues to impress. A partially converted garage provides a superb studio/office space, plaster boarded with spotlighting, a garden-facing window and side access door - ideal for those working from home, running a small business, or seeking a creative retreat. The remaining garage space provides good storage space and benefits from an electric up-and-over door, power and lighting. The cobbled double driveway provides off-road parking for two vehicles.

The southerly facing landscaped gardens are a true highlight - a private sun trap thoughtfully arranged with shaped lawns, well-stocked borders and shrubs, multiple patio seating areas perfect for summer entertaining, and a vegetable garden area. Gated stone steps descend to the riverbank, offering convenient access to the water for those who enjoy paddleboarding, canoeing or small boat use. The setting offers peace, privacy and picturesque views, creating a little piece of paradise.

This exceptional home would perfectly suit a discerning buyer seeking character and charm without compromising on modern comfort. It is ideal for families wanting a picturesque yet practical setting, professional couples working from home, downsizers looking for a manageable but distinctive property, or those simply dreaming of a quintessential period cottage lifestyle by the water.

Offered in immaculate decorative order throughout, this stunning and historically significant home presents a rare opportunity to acquire a beautifully curated slice of local heritage in an unforgettable riverside setting.

Selling your property?

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