





## BLACKSMITHS LANE, ABBOTSLEY, ST NEOTS, CAMBS, PE19 6UG

- Cambridge - approx. 14 miles
- St Neots Mainline Railway Station - approx. 4.5 miles
- Biggleswade - approx. 10 miles
- A428 - approx. 2.5 miles

2 Reception rooms • Kitchen • Utility • 4 Bedrooms (one currently used as a study) • 2 Bathrooms • Gated in-and-out driveway • Potential to extend/build second dwelling (STP) • Detached garage • Secluded, established gardens

### DESCRIPTION

The Willows is an enchanting and appealing Grade II listed thatched cottage which has been lovingly and beautifully restored by the current owners since they purchased it in 2021. The thatch has been fully renovated by Steven Cobbs - Master Thatcher and restored with a complete new ridge and porch; a new oil fired boiler and central heating system has been installed with all new plumbing and pipework throughout, this is inclusive of a new mains water supply. Electrics to the property have been updated and certified to compliant regulations.

It has been thoughtfully extended to the rear providing a perfect balance of more modern proportions with the original character of the timber framed building; The rear extension has been carefully restored with a new flat roof combined with newly replaced skylights and comes with a 20-year guarantee. Original listed windows and sills have been maintained and restored by a master carpenter.

There is a lovely galley kitchen, with a useful utility room opening with access to a secluded courtyard, leading from the kitchen is a large family/dining room with its impressive beams and original fireplace dated 1719, fitted with a large wood burning stove. A further door leads through to the cosy sitting room.

**A QUINTESSENTIAL PERIOD THATCHED COTTAGE STANDS PROUD ON THE OLDEST LANE IN THE VILLAGE. ENTERED THROUGH A GATED HORSESHOE DRIVE TO REVEAL SECLUDED WELL-ESTABLISHED LANDSCAPED GARDENS.**





On the ground floor adjacent to the living room a door leads through to a bright contemporary hallway where there is a family bathroom are three further bedrooms, one en-suite and one currently being used as a study/office. There are Stairs from the sitting room that lead up to the principal bedroom suite, comprising of 3 rooms - complete with two dressing rooms (one of these could easily be converted into an en-suite or an infants bedroom).

This delightful property is deceiving in size, it offers flexible family accommodation and the opportunity to further extend to create a larger family home, if required.

It is a true "chocolate box" cottage in a stunning location.

### OUTSIDE

The property is approached via a shared, no-through road and is accessed via two sets of vehicular gates opening to the gravelled in-and-out driveway providing parking for a number of cars. There is also a detached single garage/workshop. The wonderfully secluded and peaceful gardens of The Willows, named after the magnificent willow trees at the front, are beautifully planted and maintained by the current owners. The whole garden is secured by new fencing perfect for young children and pets. There is an array of mature flowering shrubs and trees, with an established hedge across the front providing additional privacy. The gardens are mainly laid to lawn with lovely, private al-fresco dining and relaxation areas. There is a garden shed, tucked to the side of the cottage, ideal for storing garden machinery, furniture etc.

### LOCATION

Abbotsley village is a highly sought after and picturesque village surrounded by unspoilt rural farmland and countryside. It is a great option for those wanting to enjoy village life whilst being accessible to travel into London in under an hour door-to-door, local amenities are a short drive away with all major supermarkets. There is also a local pub, in walking distance, which serves excellent food. For those needing to commute there is easy access to a mainline railway station and quick links to the A428 providing fast road links to Cambridge and other road networks. Extensive shopping facilities are available in nearby Cambridge and Biggleswade.





## Blacksmiths Lane

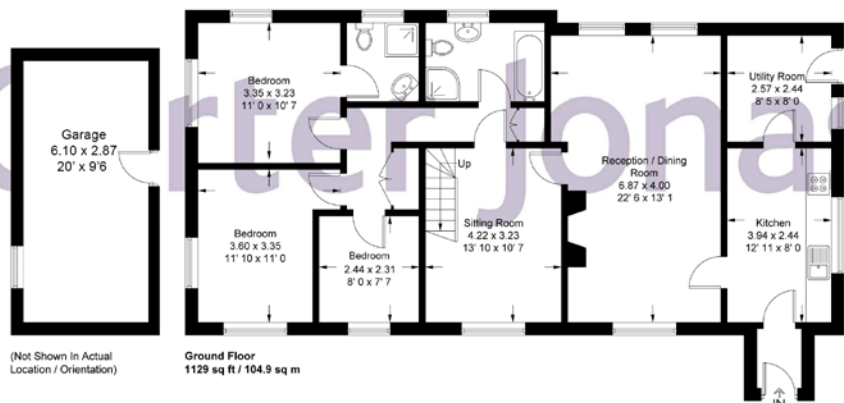
Approximate Gross Internal Area = 1583 sq ft / 147.1 sq m

Outbuilding = 194 sq ft / 18 sq m

Total = 1777 sq ft / 165.1 sq m



First Floor  
454 sq ft / 42.2 sq m



(Not Shown In Actual  
Location / Orientation)

Ground Floor  
1129 sq ft / 104.9 sq m

This plan is not to scale and must be used as layout guidance only. All measurements and areas are approximate and should not be relied upon to provide accurate information. This plan must not be relied upon when making property valuations, design considerations or any other such relevant decisions. We accept no responsibility or liability (whether in contract, tort or otherwise) in relation to any loss whatsoever arising from or in connection with any use of this plan or the adequacy, accuracy or completeness of it or any information within it.



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