



Cortland Barn, Bluntisham Road
Colne, PE28 3LY



Asking Price: £895,000

Freehold

Bluntisham Road, Colne, PE28 3LY

- New Home
 - Detached Family Residence
 - Four Bedrooms
 - Two En-Suite Shower Rooms
 - Sought After Village Location
 - Stunning Kitchen/Diner/Living Area
 - Enclosed Rear Garden
 - Double Carport and Parking
 - No Forward Chain
 - Energy Rating: TBC
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Nestled within the highly desirable village of Colne, this remarkable four-bedroom residence stands as a testament to the craftsmanship of Meadow Barn Developments Ltd. Offering a generous and well-thought-out layout, this brand-new home boasts an expansive entrance hall that gracefully leads into a spacious 29-foot kitchen/dining room, a convenient utility room, a cosy living room, a private study, an elegant dining room, and a convenient cloakroom.

The upper level of the home showcases four inviting bedrooms, each uniquely designed to offer comfort and style. Bedroom 1 and Bedroom 2 both feature en-suite shower rooms and dressing areas, providing a touch of luxury and privacy. Additionally, a thoughtfully designed four-piece bathroom caters to the needs of the household.

This residence boasts a superior specification that includes underfloor heating on the ground floor and a carefully curated range of kitchen appliances. The well-appointed kitchen features a Lamona Induction hob with built in extractor, an integrated touch control oven, an integrated combination touch control microwave, and an integrated frost-free fridge and freezer. To simplify daily life, a premium integrated dishwasher has been seamlessly integrated into the kitchen.

Outside, the property is graced with a beautifully landscaped front garden with ample parking to accommodate your vehicles and to offer protection from the elements, a double carport stands ready to serve., while the rear garden has been turfed.

Experience the style of modern living and comfort in this exceptional new home in the heart of Colne's sought-after village.

Council Tax band TBC. Huntingdon District Council

Energy performance Rating TBC

These details are subject to approval.



Accommodation

Hallway

Living Room 14'7" x 15'10" (4.45m x 4.83m).

Dining Room 12'3" x 12'10" (3.73m x 3.9m).

Office 11'2" x 8'4" (3.4m x 2.54m).

Kitchen/Diner/Living Area 28'11" x 15'7" (8.81m x 4.75m).

Utility Room

Cloakroom

Landing

Bedroom 1 13'10" x 11'11" (4.22m x 3.63m).

Dressing Room

En-Suite

Bedroom 2 12'4" x 9'8" (3.76m x 2.95m).

Dressing Room

En-Suite

Bedroom 3 12'2" x 9' (3.7m x 2.74m).

Bedroom 4 12'2" x 8'10" (3.7m x 2.7m).

Bathroom

Car Port



To conform with government Money Laundering Regulation 2017, we are required to confirm the identity of all prospective buyers. We use the services of a third party, Lifetime Legal, who will contact you directly at an agreed time to do this. They will need the full name, date of birth and current address of all buyers. There is a nominal charge of £60 including VAT for this (for the transaction not per person), payable directly to Lifetime Legal. Please note, we are unable to issue a memorandum of sale until the checks are complete.



Thomas Morris

24-26 Crown Street, St. Ives, Cambridgeshire,
PE27 5AB
T: 01480 468066
stivesenquiries@thomasmorris.co.uk

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Ground Floor



Floor 1

Approximate total area⁽¹⁾
2473.76 ft²
229.82 m²

(1) Excluding balconies and terraces

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

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We may refer you to recommended providers of ancillary services such as Conveyancing, Financial Services, Insurance and Surveying. We may receive a commission payment fee or other benefit (known as a referral fee) for recommending their services. You are not under any obligation to use the services of the recommended provider. The ancillary service provider may be an associated company of Thomas Morris.

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