



Granary Barn Main Street, Woodnewton Peterborough
£725,000 Freehold

**Sharman
Quinney**

Key Features



- Barn conversion
- Sought after village location
- Large garden
- Three reception rooms
- Five bedroom

The property briefly comprises large entrance hall, lounge with Iglenook, kitchen/dining area, study, games room, utility room with separate W.C. First floor landing, five bedrooms and family four-piece bathroom. Outside is large rear garden, double driveway to the front. With a large floor plan there is plenty of room for the whole family, be that reading your favourite book quietly next to the impressive iglenook with views over the garden from the lounge or all coming together in the kitchen/dining area which leads directly to the games room, there is room for both.

Lounge (19' 58" x 13' 05") 5.97m x 3.98m

Study (11' 38" x 9' 61") 3.47m x 2.93m

Kitchen/Dining area (22' 21" x 14' 69") 6.77m x 4.48m

Utility room (10' 30" x 8' 92") 3.14m x 2.72m



Reception room/Games room (16' 33" x 14' 66")
4.98m x 4.47m

Bedroom one (26' 64" x 16' 33") 8.12m x 4.98m

Bedroom two (14' 33" x 9' 44") 4.37m x 2.88m

Bedroom three (13' 58" x 13' 09") 4.14m x 3.99m

Bedroom four (12' 69" x 9' 44") 3.87m x 2.88m

Bedroom five (12' 59" x 6' 59") 3.84m x 2.01m





Ground Floor

First Floor

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.focalagent.com

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