



## 93, Peterborough Road, Farcet, Peterborough, PE7 3BN

Unique opportunity to purchase an equestrian property with stables, manège, large barn (previously used as a tack shop), and 2.89 ACRES (stms) 3 miles from the centre of Peterborough. The property is also for sale as a development site for six market homes.

Unique opportunity to purchase an equestrian property with stables, manège, large barn (previously used as a tack shop), and 2.89 ACRES (stms) 3 miles from the centre of Peterborough. The property is also for sale as a development site for six market homes. ACCOMMODATION Entrance hall, open plan style sitting / dining room, kitchen/breakfast room, utility, wc, first floor landing, three bedrooms (two double) OUTSIDE Parking to front with driveway to rear of property, patio, rear garden, double length garage, workshop, three timber stables, three further stables, large barn, 40m x 20m fenced manège, paddock, in total 2.89 ACRES (stms) The current owners have accessed bridleways from the rear of the property. APPROXIMATE DISTANCES Peterborough 3 miles; Peterborough Station 3 miles; A1 approximately 5 minutes; A14 approximately 20 minutes; North Norfolk Coast approximately 1 hour LOCAL NOTES Peterborough offers an extensive range of shopping, cultural and amenity facilities. There are trains direct to London (1 hour) and there is a regular bus service into Peterborough. Planning permission for 6 market homes Huntingdonshire District Council Reference 20/00247/OUT The consent allows for the demolition of this host dwelling 93 Peterborough Road. The vendor also owns the adjoining semi-detached property, 95 Peterborough Road which is also being advertised as one site with 93 Peterborough Road for Guide price £850,000. 95 Peterborough Road has been let out but will be sold with vacant possession. Huntingdonshire District Council Council Tax Band C Energy Efficiency Rating D

### BASE INFORMATION:

Bedrooms : 3