



**PRIORS FARM**  
Thorney, Peterborough

**Carter Jonas**

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## **PRIORS FARM, THORNEY, PE6 0QN**

- Cambridge - approx 45 miles
- North Norfolk Coast - approx 22 miles
- Peterborough - approx 8 miles

Reception Hall • Sitting Room • Dining Room • Kitchen/ breakfast Room • Garden Room • Utility Room • Cloakroom • Study • 6 bedrooms • 3 bathrooms • Office/playroom • Excellent range of outbuildings including barn, garage block and stables • Cellar • Ample parking • Secluded gardens and grounds

### **DESCRIPTION**

Priors Farm is a truly spectacular Grade II listed farmhouse boasting a wealth of history and a particularly peaceful setting with far-reaching countryside views, all of which sit on approximately 6 acres. The original part of the property dates back to the 17th century with a stunning and imposing Georgian façade with ample original features such as exposed floorboards, fireplaces and beams. The property is significant in size offering around 3,700 sq.ft of accommodation, which comprises an entrance hall, four reception rooms, a kitchen/breakfast room, utility room, cloakroom, a top floor office, six double sized bedrooms and three bathrooms.

Entering into the broad entrance hall with an oak staircase and original stone floor providing access to the cellar. The sitting room enjoys an open fireplace with two windows to front aspect allowing in plenty of south-westerly facing sun; off the sitting room is the south-facing garden room. The dining room offers an inset wood burning stove and leads through to the kitchen/breakfast room, that boasts a spacious and light feel with a fitted kitchen, original revamped AGA, ample dining space and a larder. The rear boot room has a door leading to the rear garden and a cloakroom. The side entrance has doors to both front and rear aspects, leading through to the ground floor study, that in turn leads to the large utility room.

**PRIORS FARM IS A TRULY SPECTACULAR GRADE II LISTED FARMHOUSE BOASTING A WEALTH OF HISTORY AND A PARTICULARLY PEACEFUL SETTING WITH FAR-REACHING COUNTRYSIDE VIEWS, ALL OF WHICH SITS ON APPROXIMATELY 6 ACRES**



The first floor boasts a grand and spacious landing with windows to both front and rear aspects. The master bedroom offers an ornate original fireplace, an ensuite and walk-in wardrobe. Three further double sized bedrooms are positioned on the north-east side of the property, with a modern bathroom between. On the second floor is a landing with windows to rear and side aspects, with three further versatile rooms (an office and two further bedrooms), with a spacious shower room.

#### **OUTSIDE**

In addition to the main house, there are an array of outbuildings consisting of a garage block, partially enclosed stores, a potting shed, a barn and a large section of chicken sheds. There is also a barn adjacent to the main house, on the south boundary, that has an outstanding planning application on it to convert into a residential dwelling. The decision is imminent and likely to be successful. The planning reference is 23/01228/LBC.

#### **LOCATION**

The historical village of Thorney in Cambridgeshire boasts an interesting and captivating history, dating back to its origin as a Saxon settlement in around 500AD. Home to Thorney golf course, as well as a popular local primary school, the village is also conveniently positioned only 8 miles from the well-served cathedral city of Peterborough. Also situated between the vibrant city of Cambridge and the vastly popular north Norfolk coast, being only 45 miles from Cambridge and 20 to the closest section of the coast.





**Ground Floor**  
Approximate Floor Area  
1,655 sq. ft.  
(153.7 sq. m.)



**First Floor**  
Approximate Floor Area  
981 sq. ft.  
(91.1 sq. m.)



**Second Floor**  
Approximate Floor Area  
957 sq. ft.  
(89.0 sq. m.)



**Cellar**  
Approximate Floor Area  
293 sq. ft.  
(27.3 sq. m.)



**Outbuilding**  
Approximate Floor Area  
2,066 sq. ft.  
(191.9 sq. m.)

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. The measurements should not be relied upon for valuation, transaction and/or funding purposes. This plan is for illustrative purposes only and should be used as such by any prospective purchaser or tenant. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

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