

The Old Farmyard, Church Lane, Covington, Huntingdon, Cambridgeshire, PE28 0RT



### Locality

The development is situated on the edge of the village of Covington, surrounded by Cambridgeshire countryside. For amenities, it is 4 miles or 9 minutes' drive from the market town of Kimbolton which has boutique shops, cafés, pubs, a supermarket, chemist, and a GP surgery, as well as Kimbolton School, one of Cambridgeshire's leading private schools. It is also only 15 minutes' away from Rushden Lakes which provides a wide variety of shops, restaurants and cafés, and entertainment. Commuters benefit from excellent transport links including the upgraded A14 to the A1, M1/M6, and M11, and mainline trains from Huntingdon (17 miles, 55 mins to King's Cross).



## The Old Farmyard Development, Covington

*In a peaceful rural location surrounded by Cambridgeshire countryside but just 4 miles from amenities in Kimbolton*

**Prices from:**  
£895,000 Phase 1  
£650,000 Phase 2



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*Michael Graham invites you to explore an exclusive development of just nine individual properties*  
1st phase of five properties nearing completion  
2nd phase of four properties due later in the year

**MICHAEL GRAHAM**

## Overview and Specification

The development has been built by a family owned small rural developer who focus on creating high quality, low maintenance properties designed to work for all the various stages of modern family life with an open plan layout on the ground floor. High specification fixtures and fittings are used throughout, and all properties will have home security alarms

*Assisted moves considered.*

### Build

- “Old Farmhouse” red bricks
- Timber framed double glazed windows and doors
- Minimised soffits and fascias with traditional rise and fall brackets to reduce maintenance
- Oak framed porches and carports

### Heating and Electrics

- Clivet Air Source Heat Pump powering programmable thermostatic underfloor heating on the ground floor and radiators on the first floor. Select properties will have log burning stoves in the sitting rooms
- Power sockets with USB connections in the kitchens and select bedrooms
- Fast fibre broadband connection

### Kitchens and Utility Rooms

- Kitchens and utility rooms will have a comprehensive range of full height, wall, and base units by Symphony. Colours will vary
- Quartz work surfaces with Blanco or Denby sinks. Boiling water taps in the kitchens
- Central island with additional storage and a breakfast bar
- Neff appliances include an oven with a slide and hide door, a combi oven/microwave, an induction hob with an extractor over, a full height fridge and full height freezer. Larger properties will also have a wine fridge in the island and select properties will have warming drawers.

### Cloakrooms, Bathrooms and Shower Rooms

- Contemporary fitted units and sanitaryware Colours will vary
- Sanitaryware includes concealed cistern WCs and vanity washbasins, walk-in showers with non slip stone trays, rainwater showerheads
- Chrome towel radiators
- Demisting mirrors with mood lighting

### Outside

All the Phase 1 properties will have:

- A double carport with lighting and outside tap
- A brick built secure store for bikes or garden equipment
- Block paved off street parking for at least two cars
- Landscaped gardens with porcelain tiled patios, lawns, and trees
- Estate fencing and hedge borders



## Phase One

### Plot 1, Chestnut House

An over 3,130 sq. ft. two storey house with five first floor bedrooms, one of which could alternatively be used as a dressing room for the principal suite which has an en suite bathroom. There is also an en suite shower room and a four piece family bathroom.

The ground floor has a 24 ft.6 by 20 ft. open plan kitchen/breakfast/dining room with an opening to a snug or garden room. Both these rooms have double doors to the garden giving an excellent flow through the internal and external space. There is also a triple aspect sitting room, an office, and a utility room and boot room.

### Plot 2, Blackberry Barn

An over 3,630 sq. ft. two storey barn style house with an open plan over 23 sq. ft kitchen/breakfast/dining room which flows freely into an adjoining garden room. Both have double doors to the garden giving a free flow from interior to exterior spaces. There is also an office for home working, and a dual aspect sitting room with a feature log burning stove. There are five first floor bedrooms, one of which could be used as a dressing room. The principal bedroom has a five piece en suite bathroom, another bedroom has an en suite shower room and there is a four piece bathroom.

### Plot 3, Shepherds Corner

An over 2,080 sq. ft. mainly single storey four bedroom house. The ground floor has an entrance hall, a utility room, and an L-shaped nearly 38 ft. by nearly 23 ft. open plan kitchen/dining/sitting room. There are three ground floor bedrooms and a family bathroom. One of the bedrooms has French doors to the garden, a dressing area, and an en suite bathroom. The fourth bedroom is on the first floor and has an en suite bathroom. The bedroom has two interconnected areas which could provide a dressing area for a principal suite, a study area for a teenage bedroom, or a sitting area in a private suite for a live in carer if required.

### Plot 4, Foxgloves

An over 2,210 sq. ft. four bedroom two storey property. The ground floor has an entrance hall with a cloakroom and access to the utility room, and an open plan kitchen/breakfast/dining room which continues into the sitting room. The principal bedroom is also on the ground floor and has French doors to the garden and an en suite shower room. The other three bedrooms and a bathroom are on the first floor.

### Plot 5 Honeysuckle House (Sale Agreed)

An over 2,560 sq. ft. single storey three bedroom property with a separately accessed first floor room over the carport. The main house has an over 31 ft. by over 23 ft. open plan kitchen/dining/family room, a separate sitting room, and a utility room which leads to an area which could be used as an additional carport or be glazed for use as a garden room/home office. The principal bedroom has French doors to the paved terrace at the front, and an en suite bathroom. The other two bedrooms share a family shower room and there is also a cloakroom.

## Phase Two

Phase two comprises four further properties which should be completed later this year. Since these properties are not yet finished, purchasers may have the opportunity to choose their preferred colour of kitchen and bathroom units from a selection.

Plots 6 and 7 will be three bedroom semi detached houses and will have a secure store and three off street parking spaces.

Plot 8 will be similar to Plot 1, Chestnut House

Plot 9 will be similar to Plot 5, Honeysuckle House

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*Potential purchasers for both phases may have the choice of carpets*

