



10 Heath Road

Helpston

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HELPSTON, PETERBOROUGH,
PE6 7EG

A Distinctive Village Home with Beautiful Gardens
and Woodland Views.

Nestled in the sought-after village of Helpston, this distinctive detached home combines a peaceful rural setting of 0.35 of an acre, with superbly versatile living spaces, perfectly suited to modern family life. With three spacious reception rooms, Four/five generous double bedrooms and five well appointed bathrooms/shower rooms, This is a home that adapts effortlessly to any style of living.





Step Inside

From the moment you step into the welcoming hallway, there's a wonderful sense of space and light along with fabulous views through to the rear garden.

At the heart of the home lies the kitchen and dining area — a bright, sociable space with oak wall and floor cabinets, Corian work surfaces and quality integrated appliances including two multifunction ovens, an induction hob, dishwasher and an American-style fridge freezer. The dining area, with its bi-fold doors to the garden, provides ample room for both family meals and relaxed seating — a true hub for everyday living and entertaining.





Next door, the sitting room is a real highlight – spacious yet inviting, with bi-fold doors that open fully to the idyllic garden beyond. On sunny days, this seamless connection brings the outdoors in, while a contemporary wood-burning stove ensures a cosy atmosphere through the cooler months. Bespoke in built oak cabinetry, shelving and a desk make this an ideal spot to unwind or work from home in style.

To the front of the home, a generous reception room currently serves as a home office but could just as easily become a snug, playroom or an accessible ground-floor bedroom for guests.

The boot/utility room provides practical space for family life, offering plenty of storage, room for white goods, and a handy shower room with loo and wash basin — perfect for muddy boots and paws after a countryside walk.

Completing the ground floor accommodation is an additional wet room with a large walk-in enclosure, wash basin and a loo.



And So To Bed.....

Upstairs, the principal bedroom suite is a true sanctuary. Dual sets of French doors open to a private balcony, offering wonderful views across the beautifully landscaped gardens and woodland beyond. The room benefits from extensive bespoke wardrobes and a contemporary en suite featuring twin stone vanity basins, a generous rain shower and WC.

The guest bedroom benefits from in built wardrobes and an en suite bathroom, while two further double bedrooms share a stylish family bathroom, completing the well balanced first floor accommodation.







Step Outside

To the front, a gated shingle driveway provides ample parking and leads to a detached double garage with power and light.

The rear garden is an absolute delight — thoughtfully landscaped with mature borders, shaped lawns and a variety of seating areas, including a covered terrace perfect for al fresco dining. There's also a wildflower area, vegetable beds and a stable block with adjoining outbuildings currently used for storage and as a workshop.

A private gate opens directly into a charming, protected, ancient woodland, creating a peaceful backdrop and a wonderful space for dog walks, family adventures or quiet moments of reflection.

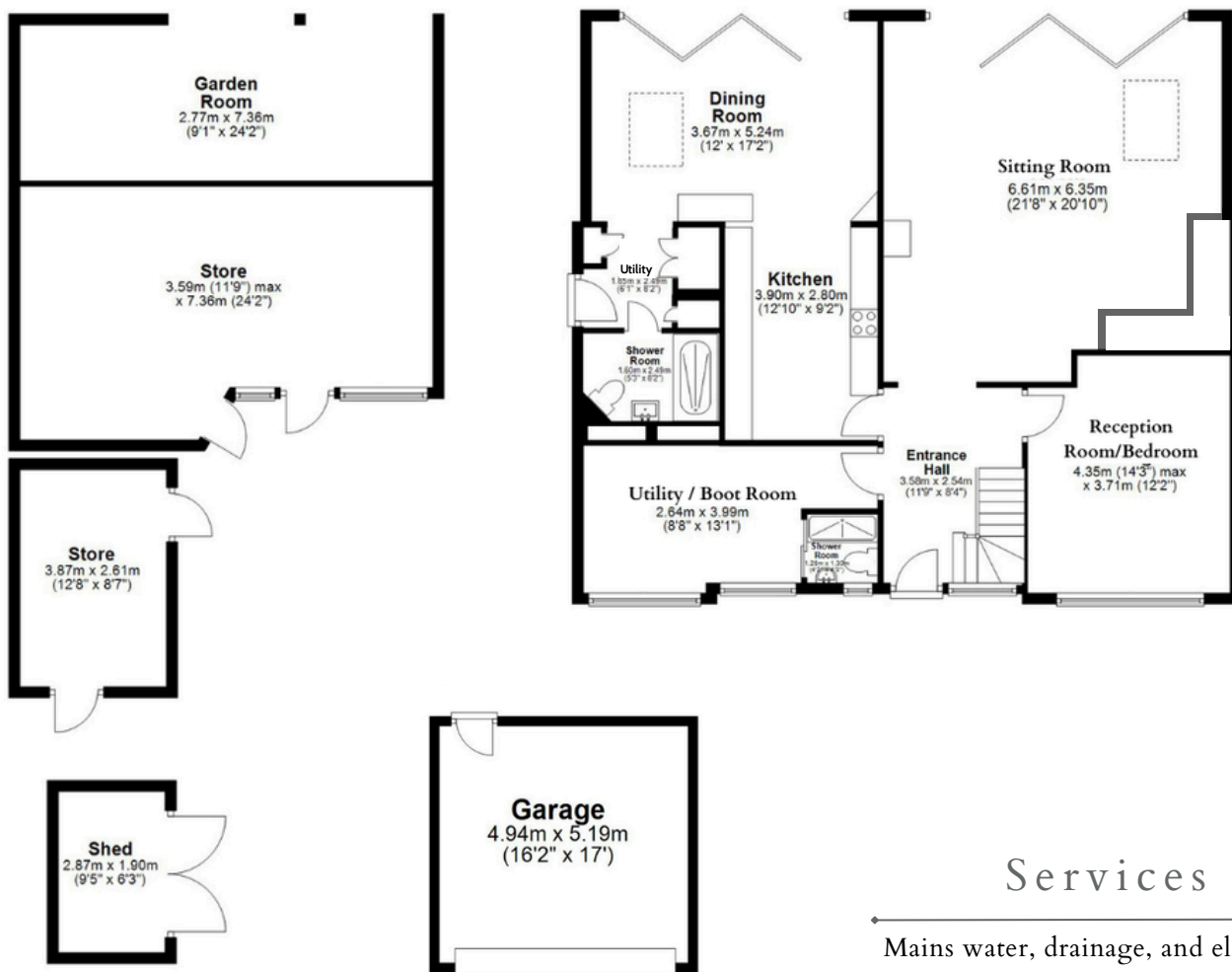


Local Area

Helpston is a thriving village, well placed between Stamford (6 miles) and Peterborough (6.5 miles). The village offers a well-regarded primary school, Church, shop/post office, a pub and a village hall. There is a regular bus route to Peterborough and Stamford every 30 minutes throughout the day. There is also a renowned butchers and country store approximately 1 mile outside of the village on the way to Ufford.

The market town of Stamford offers many amenities including a good range of shops, excellent schooling and a produce market which is held every Friday. The Cathedral City of Peterborough also offers a wide range of facilities and excellent train links. (49 minutes to London Kings Cross approx).





Floorplan

Ground Floor Approx : 129.4 sq m / 1212.8 sq ft

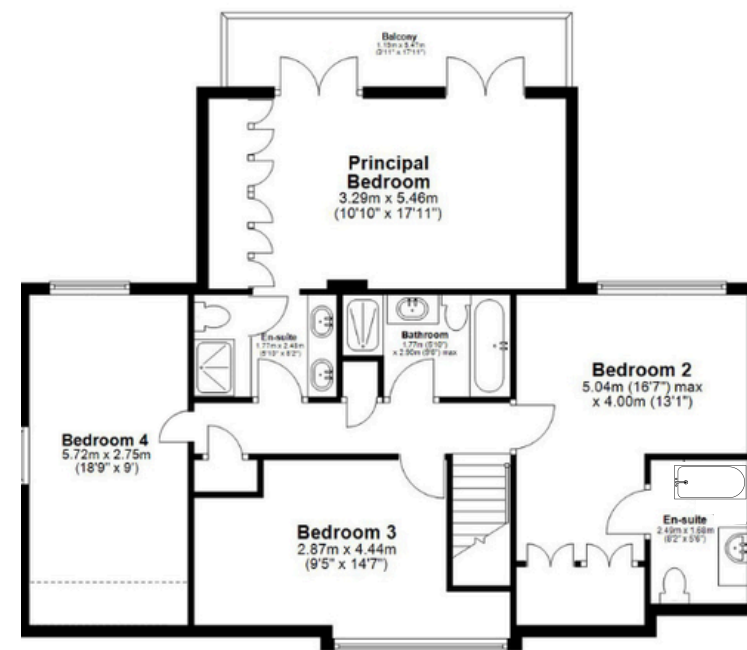
First Floor: Approx 97.13 sq m / 1043 sq ft

Total Living Space: Approx 226.13 sq m / 2255.8 sq ft

Garage: Approx 25.6 sq m / 275.4 sq ft

Outbuildings: Approx 62 sq m / 679.2 sq ft

Total Area: Approx 313.73 sq m / 3210.4 sq ft



Services

Mains water, drainage, and electric are understood to be connected. The property has Air source heating and Solar panels. None of the services nor appliances have been checked by the agent.

Fixtures & Fittings

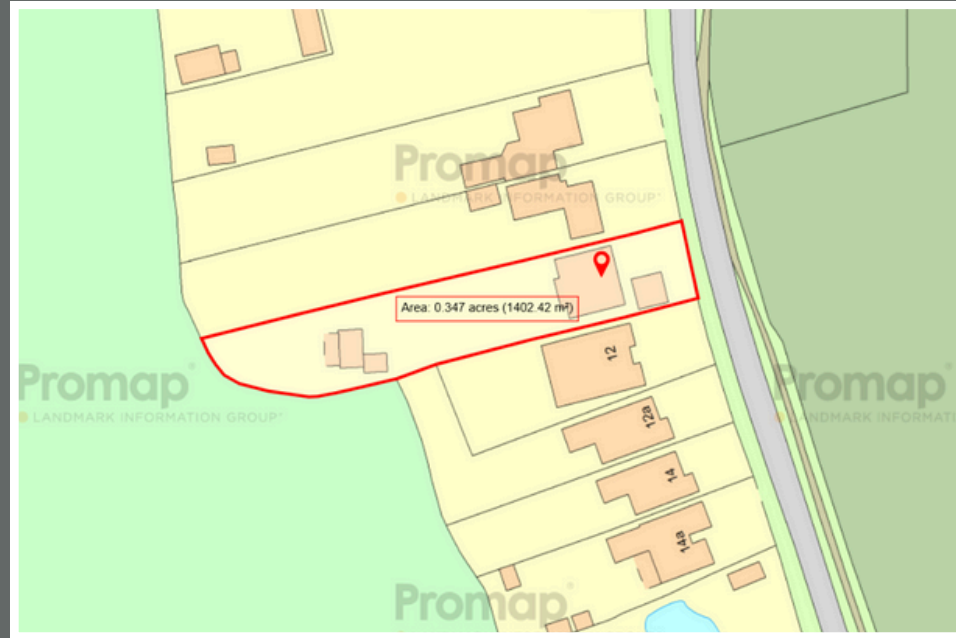
Every effort has been made to omit any fixtures belonging to the Vendor in the description of the property and the property is sold subject to the Vendor's right to the removal of, or payment for, as the case may be, any such fittings, etc. whether mentioned in these particulars or not.

Finer Details

Local Authority: Peterborough City Council
Council Tax Band: F

Tenure: Freehold
Possession: Vacant upon completion

EPC Rating: 65 | D
EPC Rating Potential: 74 | C



Digby & Finch

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